

BEFORE THE DUNEDIN CITY COUNCIL

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of an application to subdivide
land at 35, 41, 43, 47 and 49
Dalziel Road, Dunedin.

EVIDENCE OF MICHAEL WILLIAM MOORE

Dated: 4 March 2016

Introduction

1. My name is Michael William Moore. I hold the degrees of Bachelor of Science from the University of Canterbury, Master of Regional Resource Planning from the University of Otago and the Diploma of Landscape Architecture from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects.
2. I have thirty years professional experience and am currently an independent consultant landscape architect based in Dunedin. Prior to this I worked for the Dunedin and Palmerston North City Councils. My work experience includes the preparation of visual and landscape effects assessments, evidence for Council and Environment Court hearings, and site planning and design for development projects. I have also been involved in the preparation of the landscape related provisions of the Dunedin City and Clutha District Plans.
3. I have read the Environment Court's code of conduct for expert witnesses and I agree to comply with it.

Background and scope of evidence

4. In August 2015 I was commissioned by the applicant to prepare a landscape and visual assessment of the proposed development. This was in response to a further information request from Council for a visual impact assessment of the effects of the proposed development on rural amenity values. In December 2015, I updated my report in response to changes to the proposed development.
5. My evidence will address the landscape and visual effects of the proposed subdivision. The subdivision plan is illustrated in **Figure 1**. The evidence is structured as follows:
 - Site and area description;
 - Landscape values
 - Description of the proposed development

- Recommended landscape and visual mitigation measures
- Landscape and visual effects assessment
- Dunedin City District Plan assessment
- Response to issues raised in submissions
- Conclusion

Site and area description

Area description

6. The site is located between Dalziel Road and the suburb of Halfway Bush on the edge of the Dunedin urban area. Its landscape context is the eastern side of the broad hill top separating the coastal catchments of the Leith and Kaikorai Streams from the Silver Stream and other Taieri River tributaries. In this area the landform is gently sloping and plateau like with a generally gentle south-east aspect. The major natural feature is the deeply incised bush covered gully system associated with the headwaters of the Kaikorai Stream.
7. The site is on the current edge of the urban area of Dunedin and the suburb of Halfway Bush is directly adjacent to the east. This is an area of mainly state housing dating from the 1940's and 50's. The suburban landscape is characterized by mainly single storey houses of modest scale set on sections generally in the order of 800m² and set back 8 – 12m from the street boundary. These houses are typically brick or weatherboard and tile. Plantings within the street and the gardens tend to be only moderate in scale with the result that elements such as the road and houses tend to dominate and there is no strongly intimate / human scale to the streetscape.
8. To the north of the site the land in the vicinity of Three Mile Hill Road has been settled to Rural-residential density and has an attractive, well established character due mainly to the presence of many mature trees but also attractive buildings and stone walls. Behind this, the land rises steadily toward Flagstaff.

9. West of the site, the land is zoned Rural-residential and the landscape is currently undergoing change from a mature larger scale rural landscape to a more densely settled rural-residential character. Although there are still elements of the old rural landscape such as Macrocarpa shelter trees, stone walls and sheds, the area is considerably influenced by relatively new and generally large scale houses set within open paddocks, not yet softened by plantings of significant scale.
10. To the south of the site the land falls away into the Frasers Gully Reserve and is steep and bush covered. Beyond this, some 700m south of the site, the suburb of Brockville occupies the next major broad spur landform.

Site description

11. The site itself is currently mainly rural in character and is largely comprised of gently sloping pasture. The majority of the site has a gentle south-east sloping aspect falling away more steeply to the gully systems on the southern and eastern boundaries. The northern part of the site has a north –eastern aspect. The gully system associated with the headwaters of the Kaikorai Stream extends into the site along its southern and eastern boundaries and these areas are steeper and mainly covered in native bush and scrub.
12. There is a formed driveway providing access into the property from Dalziel Road. This also provides access to 4 other properties of between 0.25 and 0.39 ha which abut or are surrounded by the development site. Two of these properties (existing lots 3 and 6) have been or are being developed with fairly large houses. A feature of the site is the presence of attractive and well maintained drystone walls defining existing paddocks, as well as typical rural post and wire fencing and timber rail fencing along the new accessway. The Waipori – Halfway Bush 33,000 KV transmission line (3 overhead powerlines) cuts through the north-eastern part of the site. **Figures 2 – 6** illustrate the landscape character.

Landscape values

13. The key natural features of this landscape are the waterway / gully system and where present, its bush vegetation cover. These gully areas have a strong sense of separation from the rural and urban areas surrounding due to the steep, deeply incised topography. Whilst the bush cover is weedy in places, particularly around the edges, overall it has a strongly natural character. Even where bush cover is absent, the gullies are natural landform features that contribute significantly to the landscape character.
14. The site contributes to the rural character of the area through its remaining open paddocks. This allows the natural landform character to show through clearly. The landform coherence contributes to a strongly defined landscape pattern in the area which is expressive of its formative processes (i.e. old lava flows and stream erosion). Although the drystone walls are not old or relating to early settlement of the area, they contribute a 'heritage' character to the landscape.
15. Whilst there are no landscape overlays that apply to this property in the Dunedin City District Plan, landscape related values recognized in the District Plan associated within the wider area are as follows:
 - Frasers Gully Recreation Reserve, directly adjacent to the property to the south is covered by an Urban Conservation Area (ULCA) overlay. ULCA's are described in the Plan as areas that *'provide contrast with, and relief from, the built environment and have significant landscape value'* (Explanation to Policy 13.3.1).
 - Natural / rural landscape values associated with the spur top land to the west of the site that defines the skyline from both urban Dunedin and the Taieri Plain, are recognized through the inclusion of this area within the Flagstaff / Mt Cargill Landscape Conservation Area (FMCLCA) in the Dunedin City District Plan. The Flagstaff / Mt Cargill LCA is described in the Plan as providing *'a significant portion of the setting, visual containment and skyline for the urban areas....'*

The proposed development

16. As shown in Figure 1, the proposed development involves subdivision of the 5 existing sites into a total of 34 new sites for residential use and 10 for access or reserves. The residential sites are proposed to be 1400 – 6480m² in area and the subdivision will result in the character of the area changing from rural / rural residential to low density residential. Access will be via the existing connection to Dalziel Road (servicing an equivalent number of sites as at present) and a new public legal road off Taieri Road (lot 100) that will lead to two private lanes and which together will service the remainder of the proposed sites. In order to shield headlight glare from properties on the opposite side of Taieri Road, tree planting alongside proposed Private Lane A (as indicated in Figure 1) is proposed.
17. The gully areas are proposed to be vested as a 5.60 ha public reserve which will link with the Fraser Gully Reserve adjacent and provide for continuation of public open space from this reserve to Taieri Road, and protection and hopefully, extension of the bush cover. A private reserve (lot 98) is proposed adjacent to the public reserve and will appear as a continuation of this. A second private reserve (lot 99) is proposed at the junction of the two private lanes and is intended to be developed for communal recreational facilities.
18. Easements for public access are proposed for the proposed private lanes. This provides for connectivity between the internal accessways and Taieri Road. Easements will also provide for public access alongside rock walls on proposed lot 97 (Lane 'H', from Dalziel Road), lots 6 and 7 (connection to the large public reserve), and between the proposed public road and Ashmore Street (doubling as the private access to lots 33 and 34).
19. It is proposed that the site is developed to retain some aspects of its rural heritage and character through retention and protection of the existing rock walls, the creation of open swale drains, gravel shoulders and sealed footpaths along the private laneways. It is also proposed to relocate the existing overhead power lines running through the site underground. It is intended that the proposed Large Lot Residential

1 zone (2GP) provisions of the Dunedin City District Plan are adopted in a general manner to control development including such matters as building yards and height.

20. In order to protect visual amenity values at 165-173 Ashmore Street and 469 Taieri Road, it is proposed that structures established on lot 33 do not exceed a level of 280.0m Otago Datum, and that that proposed structures established on lot 34 do not exceed a level of 276.0m Otago Datum. Additionally, yards of 10m width are proposed along these boundaries. In order to protect visual amenity values at 53 Dalziel Road, a 6m building height restriction could be imposed on proposed lot 32 however I understand that the owner of 53 Dalziel Road will be purchasing this lot and the height restriction may not be required.

21. The applicant has also proposed to incorporate restrictions on the colour (light reflectivity) of new structures and a requirement for new owners to plant a certain proportion of their land area, the purpose of which is to minimise the visual effects of the proposed built environment. These measures are as follows:

- (a) The dominant colours of all buildings (including accessory buildings) are to be finished in darker tones with no more than 30% light reflectivity values.
- (b) 10% of the area of each private residential lot is to be planted at initial densities of 1.5m using all or some of the species listed in Appendix A.

Recommended landscape mitigation recommendations

22. In my assessment the proposed subdivision concept is reasonably sympathetic to the landscape values of the site and area. The following recommendations however are made to ensure landscape values are protected and enhanced as much as possible:

- (a) The proposed private reserve (Proposed lot 98) should be developed and / or managed to protect and / or enhance the natural character of the gully system within the proposed public reserve adjacent.

- (b) A public reserve / open space / public access linkage is retained to Dalziel Road to retain the landscape coherence of the gully system. Ideally this would include the watercourse and the south facing slopes below lots 2 and 5. If this is not possible, provision for a public pathway alongside the rock wall on the boundary with lots 2 and 5 and planting provisions over the northern part of proposed lot 32 to protect / enhance gully landform coherence, would be desirable.
- (c) The widened parking area on proposed Private Lane A is removed. This has the effect of increasing the scale of the earthworks that will be required and which interrupt the coherence of the natural gully landform. It is my recommendation that the design in this area be reconfigured as required, to provide the required parks to the west of the gully and to provide for acceptable pathway gradients from the roadway to the reserve areas on both sides of the road.
- (d) A development / management plan is prepared for the proposed public reserve areas with the objectives of protecting and restoring natural values and landscape character to the entire area and providing for pedestrian linkages along and through the area.

Landscape and visual effects assessment

Assessment of landscape character effects

23. The proposed development will result in a major change in character from dominantly rural / rural residential, to low density residential. The current openness and dominance of pasture will be replaced by a dominantly built environment with houses up to 9m in height on large sections along with access roads and driveways. Over time, garden plantings will soften the dominance of the buildings and roading as trees mature. At the site scale, this development will result in significant modification to the natural landforms, vegetation and to dominance of built form.

24. Viewed more comprehensively, the effects of the proposed development on the character of the wider landscape will be less significant. The main natural landscape feature of the site, the gully system, will remain largely undisturbed with provision made to conserve and / or enhance its natural character and indigenous bush cover through inclusion within a public reserve. This would be enhanced if the reserve linkage to Dalziel Road was not interrupted as discussed above (under landscape mitigation recommendations). The proposed reserve combined with the proposed access provisions also generally makes appropriate provision for public accessibility through this framework of natural landscape.
25. The roading design includes access into the subdivision from Taieri Road via a causeway up to approximately 7m high across the gully with the stream running through culverts beneath. This will have adverse landscape character effects in terms of reduced natural character and coherence of the gully landform. In my assessment, these effects will be moderate rather than significant because there is no significant bush or tree cover in this area and because gully coherence is already modified to some extent upstream of this area, by planting and land use patterns. As discussed, it is recommended that the parking area shown in Figure 1 where Private Lane A crosses the gully, is removed or relocated to minimize the scale of the required earthworks associated with this road linkage.
26. Assuming development on all the existing lots, the gentler pasture covered slopes above the gully system are currently consistent with the character of the rural residential landscape to the west and north of the site. The built density proposed will provide for a gradation from residential 1 zone densities east of the site, through low density residential, to rural residential density. Seen at the broader scale the natural landform will remain coherent with residential development on the gentler slopes contrasting with the natural swathe of the gully.
27. The development represents an extension of the urban edge of the city westward, and toward the top of the broad ridge defining the visual catchment of urban Dunedin. To the south, the suburb of Brockville is at a similar position, occupying a similar broad spur landform. Dalziel Road forms the upper limit to Brockville and will form the upper edge of Westacott as well. Dalziel Road coincides with the Flagstaff / Mt Cargill Landscape Conservation Area boundary which seeks to protect the natural

/ rural landscape context for the Dunedin urban area. The current urban edge in this area is defined by the Frasers Creek gully and the proposal will involve extending beyond this natural feature. This aside, the site is suitable for suburban development in terms of gradients, general aspect and proximity to existing development. There are no high class soils mapped in the Dunedin City District Plan in this vicinity.

28. It is my conclusion that effects on the existing rural character of the site will be significant, resulting in a fundamental change. However, I have also concluded that the effects of this change on the landscape character of the area more widely will not be inappropriate, will appear as a natural density progression, and will (mainly) protect the integrity of the natural gully landscape and the coherence of the landform pattern.

Assessment of visual effects

29. Significant viewpoints affected by the proposed development are assessed as follows:

Residential viewpoints to the east

30. The proposed new suburban landscape will be seen from a number of houses in the Halfway Bush suburb, particularly from properties off Ashmore, Turner, Blake and Lincoln Streets. Views from roads within this area are much more limited due to screening by houses, but a view across the area can be seen from the open land associated with the power line corridor (See Figure 2) and from Turner Street (see Figure 3). From these places, the current view is of largely open paddocks and beyond to the scattered houses and plantings associated with the rural residential area across Dalziel Road. The building activity associated with the previous subdivision of the site has the effect of bringing this rural residential character forward to some extent.

31. The proposed development will change the character of the views significantly, substituting a suburban landscape for the presently rural / rural residential one. The

gully area in the foreground will remain unbuilt (although there will now be a road developed across it near Taieri Road, and proposed lots 33 and 34 will appear on the eastern side of the gully) and it is assumed that it may eventually be enhanced by native revegetation. This open space provides a buffer between the existing houses adjacent to Ashmore Street and the proposed residential development (except for the inclusion of Lots 33 and 34).

32. The proposed development will change the character of the views significantly, substituting a suburban landscape for the presently rural / rural residential one. The gully area in the foreground, except for the new road and proposed lots 33 and 34, will remain unbuilt and it is assumed that it may eventually be enhanced by native revegetation. This open space provides a buffer between most of the existing houses adjacent to Ashmore Street and the proposed residential development.
33. Lots 33 and 34 will be established on the eastern side of the gully area, adjacent to the properties at 165-173 Ashmore Street and 469 Taieri Road. The applicant has proposed height restrictions within these new sites (limiting the height of new structures to no higher than the floor levels of the existing adjacent houses) as well as horizontal building offsets of 10m from the development property boundary. This will provide effective mitigation of visual effects from these properties.
34. The visual effects of the proposed development on rural amenity values will clearly be significant as the character of the area will undergo a fundamental change. More generally however, it is my assessment that visual quality effects will be moderate initially during the development phase of the new subdivision and will reduce to minor as a quality new suburban landscape evolves. The proposed built density provides for significant impact of trees to soften the buildings and the built development will appear a comfortable fit on the gentle slopes, contained by the strongly natural character of the steep bush covered gully system. Suburban land use in this locality will not appear inappropriate.

Taieri Road

35. The site is generally screened from Taieri Road but views are possible for a short stretch where the property adjoins the road as illustrated in Figure 4. From here, the

current view over largely open paddocks will be replaced by one of suburban housing. Reserve land, albeit now with an access road cutting through it and lots 33 and 34 established on the eastern side of the gully, will provide an open space buffer between the road and the residential development, and planting and other development for amenity enhancement can be anticipated. The development will be seen in the context of the existing suburban areas of Halfway Bush to the east and Brockville in the distance to the south.

36. As discussed for the adjacent residential area, the visual effects of the proposed development on rural amenity values will clearly be significant for this short stretch, as the character of the area will undergo a fundamental change. More generally however, it is my assessment that visual quality effects will be moderate initially during the development phase of the new subdivision and will reduce to minor as a quality new suburban landscape evolves. The proposed built development will appear a comfortable fit on the gentle slopes and within the surrounding suburban edge context. Overall, given the limited visibility from Taieri Road generally, I assess adverse visual effects as being minor.

Dalziel Road and adjacent properties to the west

37. Views across the site can be gained from Dalziel Road and the properties on the higher land to the west. Figure 5 illustrates a view from Dalziel Road looking northward toward the site. Currently the rural / rural residential character of the site provides a buffer between the urban edge and Dalziel Road. The proposed development represents a significant change from these places, and a tongue of suburban development will extend to Dalziel Road, reducing the openness of the landscape.
38. The visual effects of the proposed development on existing rural amenity values will clearly be significant as the character of the area will undergo a fundamental change. More generally however and as discussed above, it is my assessment that whilst the landscape character will change, visual quality effects will be minor once the initial development stage is over and as a quality low density residential landscape matures. The proposed built density provides for significant impact of trees to soften

the buildings and the built development will appear a comfortable fit on the gentle slopes, contained by the strongly natural character of the steep bush covered gully system. Suburban land use in this locality and context will not appear appropriate.

Brockville

39. As illustrated in Figure 6, the site can be seen in views north from some residential properties within the suburb of Brockville some 900m distant. From these places it is currently seen as mainly open rural land in the middle distance with the open space or bush associated with Frasers Gully Reserve in the foreground and the rural slopes of Flagstaff behind.

40. The proposed development will introduce a change in the existing character of the middle distance landscape and represents an extension of the urban landscape into the rural / rural residential environment. Whilst the proposal will change scale and pattern on the spur, it will not alter the coherence of the larger scale landscape pattern.

41. As with other viewpoints the effects of the proposed development will have adverse effects on rural character amenity values but the magnitude of these from this area is mitigated by the distance. I assess adverse visual effects on rural amenity as moderate from this area. Again, as previously discussed, visual quality effects more generally will not be unacceptable in my assessment. Overall, and considering the viewing distance and the wider landscape context I would rate adverse effects as minor.

Specific residential viewpoints – comments

42. It is my understanding that the previously subdivided sites (existing lots 1, 3, 4 and 8) have title encumbrances preventing the owners from objecting to this application and that the possibility of future residential development was understood to be a possibility at the time of purchase. I have therefore not assessed the visual effects from these properties.

53 Dalziel Road

43. In my assessment this property can be considered particularly impacted visually by the proposed development because it is directly adjacent to a proposed residential lot and because its main (northern / sunny) outlook is toward the site. At present the site is viewed as largely open rural paddocks across the gully with the slopes of Flagstaff and the houses of Halfway Bush beyond.

44. The proposal will affect the outlook from this property through suburban development appearing on the slopes across the gully and changing the character from dominantly open and rural to low density residential. There are also potential effects from a high building located close to the boundary on proposed lot 32 impacting on views from 53 Dalziel Road. A possible condition restricting building height on lot 32, combined with the already planted boundary and considerable height difference between lot 32 and the house site at 53 Dalziel Road will ensure that any adverse effects in this regard are minor. I understand also, that an agreement has been reached, whereby the owner of 53 Dalziel Road will purchase Lot 32, and will have control over development of this lot.

45. There will still however be the effects of the change in character of the landscape across the gully. In my assessment effects on rural amenity values will be significant and adverse. Effects on visual quality more generally will be less (moderate – becoming minor) as discussed for Dalziel Road above.

Properties adjacent to the north

46. Properties between Three Mile Hill Road and the site include 19 Dalziel Road, 5, 17 and 27 Three Mile Hill Road and 493 Taieri Road. In my assessment these are less impacted than 53 Dalziel Road because their northern / sunny aspect is away from the site and there is a considerable buffer of space and / or vegetation between the houses and the proposed residential lots. I would rate adverse visual effects generally as minor from these properties.

Properties at 469 Taieri Road and 165 – 173 Ashmore Street

47. Visual effects from this general area have already been discussed however these properties are directly adjacent to proposed lots 33 and 34 and houses on the proposed new lots will introduce a new element and change the character of the immediate context from rural / rural residential to residential. In my assessment, visual effects will be effectively mitigated by the proposed building height restrictions which will ensure that views out, toward the west from these houses are not blocked. Whilst I acknowledge that effects on these properties will be greater, I do not believe they will be significantly so.

Dunedin City District Plan assessment

Operative Dunedin City District Plan

48. The site is not within a landscape management area and the relevant District Plan assessment matters are found in the Rural and Subdivision sections of the plan (Sections 6.7 and 18.6.1). I have commented on those that address landscape matters individually in my report. In essence however, the relevant matters can be summarized as follows:

- (i) The effects, including cumulative effects, on rural character amenity values including the effects of the bulk and location of buildings and the impacts on openness and significant views.
- (ii) The extent to which the proposed development is sympathetic to the forms, character and scale of the landscape and to which adverse effects are avoided or mitigated.
- (iii) The effects on the amenity of neighbouring properties.

The effects on rural character amenity values

49. As discussed above, the proposed development will result in a fundamental change in character from a rural / rural residential environment to a low density residential environment. Values associated with naturalness and openness will obviously be significantly adversely affected but the low density residential environment that will replace the current rural landscape is likely to have high levels of amenity. This is because the large sites will provide for the presence of vegetation of a scale that will balance and soften the houses and because the suburban development as a whole will fit coherently on the natural landform, contrasting with the bush in the gully system surrounding.

Compatibility with the forms, scale and character of the landscape and the ability to avoid or mitigate adverse effects

50. Low density residential land use in this area will integrate very naturally between the Residential 1 zone landscape of Halfway Bush and the Rural-residential zone landscape to the west and north of the site. The proposed reserves will also in the main, appropriately protect the existing and potential natural landscape values of the gully system and will integrate with the reserve land to the south. The subdivision layout is sympathetic to the character of the landform and macro scale landform coherence will be sustained, although there will now be some moderate effects on the natural character of the gully associated with the amended roading layout.

51. Given the nature of the proposal it is not possible to avoid significant effects on rural character and amenity however measures to minimize and soften the impact of buildings are included and will assist in ensuring that an attractive residential landscape emerges. The proposed reserves will ensure that adverse effects on the natural values of the gully system and the indigenous bush cover are largely avoided. The low density suburban character will form a natural transition from the Residential 1 zone built density to the east to the Rural-residential zone densities to the north and west.

Effects on the amenity of neighbouring properties

52. The increased density of housing on this site will transition this site from a rural / rural residential enclave between existing suburban and rural residential areas, to a low density suburban area, thereby extending the footprint of urban Dunedin to a degree. This will have adverse effects on the current rural / rural residential outlook of properties surrounding but in my assessment amenity values more widely will not be inappropriately impacted once the new suburban landscape matures and is softened by plantings.

Proposed Dunedin City District Plan (2GP)

53. Given that the 2GP has only recently been notified, little weight can yet be given to it and as a result, a full assessment against its relevant provisions has not been undertaken. It is pertinent to comment however, that the site is largely zoned 'Large Lot Residential 1', with the gully system zoned 'Rural Hill Slopes', very much reflecting the proposed subdivision pattern.

Issues raised in Submissions

Loss of rural / rural residential amenity

54. A main theme in the submissions in opposition to the development is concern about the loss of rural / rural residential character and associated amenity values. I have acknowledged that effects on the existing rural character of the site will be significant, resulting in a fundamental change. However, I have also concluded that the effects of this change on the landscape character of the area more widely will not be inappropriate, will appear as a natural density progression, and will protect the integrity of the natural gully landscape and the coherence of the landform pattern.

Effects on 31 Dalziel Road

55. The submissions of C W Rietveld and A M Wouters state that there has been insufficient assessment of the effects of the proposed development on their property at 31 Dalziel Road. My report did not assess the effects on this property specifically on the basis that it is one of the properties with title encumbrances preventing the owners from objecting to this application and that this indicates that the possibility of future residential development as proposed, was understood at the time of purchase. However, to respond to the submission, my assessment is as follows:

56. 31 Dalziel Road currently has relatively open views eastward across the site. Views southward are effectively screened by existing boundary planting. The eastward views are of open paddocks and new housing on the existing lots, and has an evolving rural residential character. In the distance, the suburban landscape of Halfway Bush can be seen. The proposed development will involve a fairly significant change to this character in that a suburban environment will develop, directly adjacent to the boundary. The wider, more distant views are already impacted by the house on existing Lot 3 and will be further reduced by buildings and boundary plantings on the proposed lots.

57. The visual effects of the proposed development on existing rural amenity values will clearly be significant as the character of the area will undergo a fundamental change. More generally however, it is my assessment that whilst the landscape character will change, visual quality effects will reduce to moderate - minor once the initial development stage is over and as a quality low density residential landscape matures. The proposed built density and 3m boundary planting strip on proposed lots 19 – 22 provides for significant impact of trees to soften the buildings and the built development will appear a comfortable fit on the gentle slopes. Suburban land use in this locality and context will not appear inappropriate.

Conclusion

58. This application is for development of a low density residential subdivision in an area currently zoned rural, but within an area with rural residential built density and character, and adjacent to the suburb of Halfway Bush. The key landscape values of the site relate to the natural gully system and its associated indigenous bush cover. The area also currently has rural amenity values based on its rural / rural residential character. There are no landscape values of particular significance pertaining to the site itself, recognized in the Dunedin City District Plan although the Frasers Gully Urban Landscape Conservation Area and the Flagstaff / Mt Cargill Landscape Conservation Area are close-by to the south and west respectively.

59. The proposed development provides for the protection and enhancement of most of the gully system and native bush by setting aside over 6.1ha as public reserve. Clearly however, given the nature of the proposal the current rural character will be lost and a quality, low density residential landscape will take its place. Landscape character and visual effects on the existing rural amenity values will be significant but it is my assessment that effects on landscape quality more broadly will transition from moderate to minor as the new residential landscape develops and matures. The proposed development will integrate well with its urban edge context and natural landform coherence will be largely sustained. Whilst the development involves extension of the urban environment across the natural gully system, I do not believe that suburban development is inappropriate in this area as far as landscape character and visual matters are concerned.

Mike Moore

Registered NZILA Landscape Architect

Appendix A: Suggested conditions to mitigate the visual impact of built development

60. The dominant colours of all buildings (including accessory buildings) are to be finished in darker tones with no more than 30% light reflectivity values.

61. 10% of the area of each private residential lot is to be planted at initial densities of 1.5m using all or some of the following species:

- *Aristotelia serrata* (Wineberry)
- *Carpodetus serratus* (Putaputaweta)
- *Coprosma propinqua* (Mingimingi)
- *Cordyline australis* (Cabbage tree)
- *Cortaderia richardii* (Toetoe)
- *Dacrydium cupressinum* (Rimu)
- *Dacrycarpus dacrydioides* (Kahikatea)
- *Elaeocarpus hookerianus* (Pokaka)
- *Fuchsia excorticata* (Tree fuchsia)
- *Griselinia littoralis* (Broadleaf)
- *Hebe salicifolia* (Koromiko)
- *Hoheria angustifolia* (Narrow-leaved lacebark)
- *Kunzea ericoides* (Kanuka)
- *Melicytus ramiflorus* (Mahoe)
- *Myrsine australis* (Mapou)
- *Olearia arborescens*
- *Pennantia corymbosa* (Kaikomako)
- *Phormium tenax* (Flax)
- *Pittosporum eugeniioides* (Lemonwood)
- *Pittosporum tenuifolium* (Kohuhu)
- *Plagianthus regius* (Ribbonwood)
- *Podocarpus hallii* (Halls totara)
- *Pseudopanax colensoi* (Three finger)
- *Pseudopanax crassifolius* (Lancewood)
- *Pseudowintera colorata* (Pepper tree)
- *Sophora microphylla* (Kowhai)

Graphic Supplement

Evidence, M W Moore

March 2016

Westacott



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DO NOT SCALE



Figure 2 : View of the site from 161 Ashmore Street, Halfway Bush



Figure 3 : View of the site from Turner Street, Halfway Bush



Figure 4 : View of the site from Taieri Road



Figure 5 : View of the site from Dalziel Road (looking north)



Figure 6 : View of the site from Caldwell Street, Brockville