

BEFORE THE DUNEDIN CITY COUNCIL

UNDER	the Resource Management Act 1991
IN THE MATTER	an application for resource consent of SUB-2016-90 and LUC-2016- 459
BY	DIANNE REID Applicant

BRIEF OF EVIDENCE OF MICHAEL WILLIAM MOORE

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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 one year's 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 undertaken assessments and mapping to assist in the preparation of landscape protection provisions in District Plans and other statutory documents. I have prepared landscape and visual assessments for numerous rural subdivision projects of various scales and locations within Dunedin and other parts of the South Island.
3. Although this is not an Environment Court hearing, I have read and agree to comply with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2014).

Background

4. In November 2015, I was commissioned by the applicant, to prepare a landscape and visual assessment report in support of the proposed subdivision at 505 Saddle Hill Road, Dunedin. My report, dated 24 June 2016, forms part of the application documentation.

Scope of evidence

5. My evidence addresses the landscape and visual effects of the proposed development and is structured as follows:

- Site and area description.
- The landscape values.
- The proposed development and mitigation measures.
- Landscape effects.
- Visual effects.
- Statutory Planning Assessment.
- Comment on the Council Planning Officer's Report.
- Conclusion.

An A3 graphic supplement forms part of my evidence.

Site and area description

6. As illustrated in **Figure 1**, the property is located on the upper southern slopes of the coastal hills behind Ocean View and Brighton. It is bordered on its northern side by Saddle Hill Road, which is more or less on the summit ridge, and the site encompasses much of a valley system between Scroggs Hill and the spur on which Scurr Road is located. The underlying geology is schist and the topography is characterised by the broad spur and dissected gully landform typical of the Otago peneplain. The various gullies within the property form part of the catchment of Taylor Creek, which meets the sea at Ocean View.
7. The applicants dwelling and some associated sheds are located near Saddle Hill Road in the north-western part of the site on gentle spur landforms. In this area, there is also grazed pasture. The majority of the property however, is covered in largely regenerating indigenous forest or gorse dominated scrub, reflecting a transition from grazed pasture back to native forest. The broad scale landscape pattern is pasture and exotic scrub dominating the gentle spur forms and regenerating indigenous forest within the valley forms. As more thoroughly described in the Ecological Assessment report (Wildland Consultants, 2016), the indigenous forest cover is dominated by Kanuka forest but also contains smaller areas of Podocarp / broadleaved forest and Broadleaved forest which include emergent old growth trees. A notable feature is the

presence of stands or scattered individuals, of mature radiata pine within the generating bush, probably planted as shelter trees originally. The area proposed for development is largely covered in gorse.

8. The landscape context of the site is the summit ridgeline and upper slopes of the coastal hills between (and including) Saddle, Jaffray and Scroggs Hills. These volcanic hill forms are distinctive landscape features. The landscape pattern is characterised by open rural pastureland on the gentle ridge and spur tops (including scattered buildings and shelter plantings), with Kanuka dominated regenerating forest on the steeper slopes and gully areas below, on both sides of the main ridge. There are also blocks of exotic forestry in places which tend to dilute the pattern and landform coherence.
9. Directly adjacent to the site, to the north and east, are areas with rural residential character (and zoning). Lot sizes in these areas range from approximately 0.4 – 3.0ha. These rural residential areas have a smaller scale and more variable character in terms of buildings and plantings, than the surrounding rural environment. Whilst the rural residential development reduces the openness of the ridge and spur top environment, built impact is generally well mitigated by shelter and amenity plantings, particularly from lower elevation viewpoints.
10. **Figures 2 - 8** illustrate the character of the site and area.

Landscape Values

11. Landscape values associated with this property and its wider landscape context are as follows:
12. The significance of Saddle Hill as a 'prominent volcanic landform' is recognised in the 'Inventory and maps of important geological sites and landforms in the Otago Region' (Hayward and Kenny, 1998). The presence of coastal broadleaf podocarp forest on Saddle Hill is another recognized natural value (listed as an ASCV in both the Operative and Proposed Dunedin City District Plans). Whilst not identified in the District Plans, the remnant and regenerating indigenous forest present on the

subject site, also has ecological values of significance, as outlined in the ecological assessment report (Wildlands, 2016).

13. The volcanic hill forms of Saddle, Jaffrays and Scroggs Hills are expressive of their volcanic origins and have landmark values. Aesthetically, it is my assessment that the landscape has moderate natural character values, based on a moderate degree of landform legibility and the presence of significant areas of indigenous forest, but modified by incoherence associated with exotic tree blocks, the effects of quarrying on Jaffray Hill and rural residential 'clutter' in places.
14. In terms of tangata whenua values, Pukemakamaka and Turimakamaka (Saddle and Jaffrays Hills) represent the reposed remains of the taniwha Matamata, who created the Taieri River. The values ascribed to these as noted in the Proposed Dunedin City District Plan (2GP) include mauka, wahi taoka and wahi tohu. More generally, the upper slopes and peaks of Scroggs and Saddle Hills are also culturally important, having wahi tohu and wahi taoka values.
15. This area is visually prominent, forming part of the hill backdrop to the northern end of the Taieri Plain (including Mosgiel), and to the Brighton area. Apart from an area of Rural residential zoning, the hilltop areas are zoned Rural in the Operative Dunedin City District Plan, and as such, amenity values generally associated with rural character are also relevant. 'Key elements of rural character' mentioned under Objective 6.2.2 and Policy 6.3.5 in the Plan include a predominance of natural over human made features, a high ratio of open space relative to the built environment, significant areas of pasture, crops, forestry or indigenous vegetation, the presence of farmed animals and the absence of urban elements (infrastructure / sealed roads etc).
16. This area is overlain by the Saddle Hill Landscape Conservation Area (SHLCA) in the Operative Dunedin City District Plan. This is described as including the higher slopes of Saddle Hill and Chain Hills and contributing to the 'setting, visual containment and skyline' for the Taieri Plain and Lower Kaikorai areas'. The 'features and characteristics to be conserved' are listed and are essentially those elements and attributes which contribute to natural character. 'Inappropriate siting, design, scale,

density and finish of structures such that they become visually prominent from public viewpoints', is listed as a 'principal threat to visual quality'.

17. In the 2GP, this area is within the Coastal Rural zone and the values described for this zone essentially include those associated with natural character and its visual contribution to the qualities of the coastal landscape. The area is also included within a landscape overlay in the 2GP, this time called the Saddle Hill Significant Natural Landscape (SHSNL). The boundaries of this overlay differ from those of the SHLCA and, surprisingly in my opinion, exclude the subject property. The uppermost slopes of Saddle and Jaffray Hills are identified as an outstanding natural feature in this plan on the basis of their natural and cultural values (already discussed) and historic significance for being named by Captain James Cook in 1769.

The proposed development and mitigation measures

18. It is proposed to subdivide the property to create four undersized rural lots adjacent to Saddle Hill Road in the area opposite the existing rural residential development. These lots will range in size from between approximately 5250m² and 1.1ha, roughly similar in scale range to those in the adjacent rural residential zone. Building platforms (25 x 30m in area), accessed from Saddle Hill Road, have been identified. The building platforms have been located to provide for 12m front yards for consistency with Rural residential zone provisions and the pattern of development across Saddle Hill Road. **Figures 9 and 9(a)** illustrate the proposed development concept. The development concept has been amended slightly from that illustrated in the application documents in that the building platform on Lot 4 has been slightly reduced in size and relocated to respond to concerns expressed by a submitter and the Council Planning Officer. A 40m side yard which complies with the District Plan Rural zone standards, is now proposed for this building platform, in relation to the property at 404 Saddle Hill Road.
19. Mitigation measures for Lots 1 – 4, proposed to ensure that development integrates acceptably and minimizes any adverse landscape and visual effects, are as follows:

- (a) All buildings, including accessory buildings, are to be located within the identified building platform.
- (b) All buildings shall be a maximum of 5m height above existing ground level.
- (c) All buildings shall be finished in naturally weathered timber or locally appropriate stone, or in colours that have low levels of contrast with the colours of the bushland setting. Painted surfaces will have light reflectivity ratings of no more than 15%.
- (d) All services are to be located below ground
- (e) Driveways are to retain an informal rural character with gravel surface and soft edges (i.e. no kerbs). Monumental gates and driveway lighting is not permitted.
- (f) Water tanks will be sited, and / or buried and / or screened (by planting) to have minimal visual impact from beyond the property.
- (g) Fencing is to be confined to standard rural post and wire construction or stone walls using locally appropriate rock.
- (h) With the exception of plantings below 1.5m in mature height above the bush protection line, all plantings on the property will be confined to indigenous species appropriate to the character of the site. No golden or variegated plants are to be used anywhere on the site. Recommended indigenous species are listed in Appendix A.
- (i) The pest plants listed in Appendix 10B of the 2GP as well as Chilean flame creeper (*Tropaeolum speciosum*) are prohibited, to avoid issues of ecological weed invasion.
- (j) Locally appropriate indigenous screen planting will be established within a 6m wide strip adjacent to Saddle Hill Road, as shown in

Figure 9(a). The species to be used and initial plant densities shall be as specified in Appendix B. This area will be managed to control weed plants and animal pests and to encourage successful establishment of the planted species and natural regeneration of indigenous species on an ongoing basis.

- (k) All areas below the 'bush protection line' shown in Figure 9(a) are to be managed to protect and enhance the extent and quality of indigenous vegetation. Any woody weed species (as discussed in the Ecological Assessment report, Wildlands, 2016) are to be removed within 2 years of resource consent being granted, and thereafter controlled to avoid re-establishment.
20. An additional mitigation measure, applying to the balance area is proposed, as follows:
- (a) All areas within the 'bush protection area' shown in Figure 9 are to be protected by fencing, and managed to protect and enhance the extent and quality of indigenous vegetation. All pinus radiata trees within this area are to be killed within 5 years of resource consent being granted. Other woody weed species (as discussed in the Ecological Assessment report, Wildlands, 2016) are to be removed or controlled on an ongoing basis, to ensure that the natural values of the indigenous vegetation are conserved or enhanced.
21. The recommended method for removal of the pine trees is poisoning to kill, and allowing them to collapse. Whilst this creates the unsightly effect of dead trees for a few years, it creates less damage to the native species surrounding than felling, and provides better for recovery of the indigenous canopy in the medium – long term.
22. The applicant now also proposes that a 'no further subdivision' condition is to apply, in response to concerns expressed in the Council Planning Officer's report.

Landscape effects

23. The primary effect of the proposed development on landscape character will be four additional houses, extending the rural residential character by about 350m along the southern side of Saddle Hill Road in the area opposite the Sproull Drive intersection. The houses will be built in areas that are primarily covered in gorse at present and it is my assumption that much of the gorse within the road reserve will be cleared as part of the development. In my assessment, the mitigation measures proposed will ensure that the effects of this development on natural character and rural amenity values will be minor. The buildings will be sited at least 20m from the existing road formation, will be controlled as to height and colour, and will be screened progressively, by the proposed native screen plantings. I believe that they will integrate readily both with the adjacent rural residential character and with the bushland setting.
24. The other key longer term landscape character effects are the positive impacts of legal and physical protection of the bushland. This provides for ongoing enhancement, both of the extent of native forest cover (i.e. succession of gorse to indigenous forest) and the natural character and values of the bushland, as exotic weed species are removed and controlled. The removal of the currently quite visually dominant pine trees, will have significant positive natural landscape character effects in the medium – longer term in my opinion.

Visual effects

Saddle Hill Road adjacent to the site

25. The proposed development will result in the clearance of the gorse to the south of the road and the development of four dwellings on the pockets of flatter, spur top land, along with associated driveways, any accessory buildings, and plantings. Until the proposed screen planting is well established, houses will be visible, approximately 20m back or more, from the edge of the formed carriageway, separated by the tongues of bush in the intervening gully forms and with a bush backdrop. The land drops away toward the south and the lower elevation relative to the road

will assist in minimizing the visual prominence of the buildings. Screen planting is proposed adjacent to the road boundary, and this will progressively mitigate the visual impact of houses as it establishes and matures. Effective screening will be possible within 10 years. **Figures 3 and 4** illustrate views from this area.

26. It is my assessment that considering the proposed screening, the lower elevation of the building sites, the setback of the building platforms and the design and appearance controls, the proposed development will not be unduly visually prominent and will integrate with its bushland setting. I also believe that considering the existing rural residential character of the area across Saddle Hill Road and directly to the east of the property, residential development at the density proposed will integrate acceptably. The removal of the gorse in itself will be a positive visual effect and the removal of the pine trees some of which are significantly visible from this viewpoint will have positive natural character effects. Overall, I rate the visual effects of the proposed development on natural character and rural amenity values from this viewpoint as adverse but minor.

Saddle Hill Road to the east of the site

27. As illustrated in **Figures 5 and 6**, the subdivision site is visible from a number of slightly more elevated viewpoints on Saddle Hill Road to the east of the property, at distances of between approximately 350 – 800m. From these viewpoints, the site is seen in the context of the adjacent rural-residential development and the pine trees within the bush are relatively dominant elements. Buildings on the proposed building platforms will have very little visibility from these viewpoints given the distance, screening by vegetation and the more dominant bush setting. Where visible, the proposed colour controls will ensure that visual impacts are minimal. The proposed killing of the pine trees will result in the adverse visual impact of decaying trees for a number of years but in the medium – long term the natural character of the bush will be significantly enhanced. Overall, I rate the visual effects of the proposal from these viewpoints as minor adverse in the short – medium term and

moderate positive in the medium – long term (i.e. 5 – 10 years and more).

Saddle Hill Road to the west of the site

28. The proposed subdivision site is visible from Saddle Hill Road to the west at a distance of around 600m and slightly higher elevation, as **Figure 7** illustrates. From this viewpoint, the rural-residential development is visible but well softened by plantings and the pines on the subject property are relatively dominant elements. Development on the proposed building platforms will have minimal visual impact due to screening by intervening vegetation or because of the proposed building height and colour controls. The most visually significant effect of the development will be the proposed demise of the pine trees which will have unsightly short term effects but long term positive effects on the naturalness of the bushland. Overall, I rate the visual effects of the proposal from this viewpoint as minor adverse in the short – medium term and moderate positive in the medium – long term (i.e. 5 – 10 years and more).

Lower elevation viewpoints to the south

29. As illustrated in **Figure 8**, the ridgeline site of the proposed subdivision is visible from as far away as approximately 2.6km near Brighton. The proposed buildings may be just visible as minor skyline elements but their impact will be negligible due to the viewing distance, and height and colour controls, to blend with the dominant bush context. The more significant effect will be the medium term demise of the pine trees which are emergent above the kanuka bushland canopy. The loss of these trees will enhance the naturalness of the bushland and give a more natural skyline. Overall, I rate the visual effects of the proposal from this viewpoint as minor adverse in the short – medium term, and minor positive in the medium – long term (i.e. 5 – 10 years and more).

Surrounding residential viewpoints

30. Properties directly opposite the proposed new lots on Saddle Hill Road, and the property adjacent to proposed Lot 4 to the east (405 Saddle Hill

Road) are potentially impacted visually by the development. The effects from these viewpoints will be much as described for Saddle Hill Road adjacent except that viewing distances are greater and there is more of a buffer between the viewpoints and the site due to boundary plantings. It can be expected that the natural primary outlook from these properties would be from the sunny side of the dwellings, northward and away from the site. In my assessment, the proposed 12m yards, lower elevation of the proposed building platforms, design and appearance controls (including height restrictions) and proposed screen plantings will appropriately mitigate any adverse amenity effects from the adjacent properties.

Statutory planning assessment

Operative Dunedin City District Plan

31. The Operative Dunedin City District Plan provisions relevant to the landscape and visual effects of this application are found in the Rural, Landscape and Subdivision sections of the plan. I have commented on those that address landscape matters individually in my report. In essence however, the relevant matters can be summarized as follows:

- The maintenance and enhancement of rural character and associated amenity values.
- The avoidance, remedying or mitigation of adverse effects on the amenity of adjoining properties.
- The conservation of the values of the Saddle Hill Landscape Conservation Area.

Effects on rural character and associated amenity values

32. Whilst the site is zoned Rural, the area directly adjacent to the north and east is Rural-residential both in character and zoning. Both the Rural and Rural-residential zoned areas are within the Saddle Hill Landscape Conservation Area overlay. The proposed development will result in a minor extension of rural residential character in an area that is currently

gorse covered and sandwiched between rural residential properties and bushland. As such, it will not significantly alter the character or amenity of the existing landscape or give rise to significant cumulative adverse effects. There are significant positive effects associated with the proposal in that a large swathe of indigenous bushland will have enhanced legal and physical protection and that natural character enhancement measures will be carried out.

33. I believe that it is appropriate (and necessary) to require planting, identify building platforms (or comparable building controls) and to impose conditions to enforce the recommended mitigation measures, in order to ensure acceptable integration with the landscape and to conserve natural character and rural amenity values. The subdivision design ties in well with the land use pattern in the adjacent rural residential zone, minimizes fragmentation of the area of bushland, and the boundaries are located to relate to the landform. Development is proposed on the gentle spur tops and there will be no significant adverse effects on water courses, landform or ecosystems. In my assessment, the proposal will result in significant enhancement of the natural character of the bushland.

Effects on the amenity of adjoining properties

34. The amenity of properties in the area adjacent to the site will be well protected by a combination of the mitigation measures proposed as well as features of the site itself. These include the siting of the building platforms to provide appropriate setbacks from boundaries, the falling landform, proposed building height and colour controls, and measures to protect rural character and screen plantings. As discussed, whilst the proposal adds another four dwellings to the area and extends the extent of the rural residential landscape to a small extent, the mitigation measures will ensure minimal visual impact of buildings and the natural character of the bushland will be enhanced and better protected.

Effects on the Saddle Hill Landscape Conservation Area

35. The development involves provision for four rural residential scale lots in an area that is currently gorse covered and adjacent to existing rural

residential development. In my assessment, it will result in enhancement of the quality of the landscape and will integrate seamlessly with the existing character. This is because it will be carefully controlled to ensure that buildings nestle into a more dominant bushland setting and because the indigenous forest will be legally protected and managed to enhance its natural character values. Natural elements will remain strongly dominant and the mitigation measures proposed will ensure that any adverse effects on the natural character of the skyline as viewed from the south, are negligible.

Dunedin City 2GP

36. Under the Proposed Dunedin City District Plan (2GP), the site is within the Rural Coastal Zone but is excluded from the Saddle Hill SNL overlay. Rule 16.7.4 in the 2GP requiring a minimum site size in this zone of 40ha has immediate effect so must be considered along with the Operative Plan provisions. Because the 2GP is at an early stage in the submission and decision making process, limited weight should be given to it.
37. The objectives and policies in the 2GP that are relevant to the landscape and visual effects of this proposal are outlined in my report. These are generally similar to those in the Operative Plan except that there is no landscape overlay proposed. The 2GP includes a ridgeline notation in this vicinity that appears to be incorrectly mapped, as it is located below the ridgeline of the hills to the north of this property, and is discontinuous.
38. Effects of the proposed development on the natural character of the ridgeline and the skyline as viewed from lower viewpoints, will be minimal. This is because there is already rural residential development in this area and the proposal will have less impact than what is existing due to the mitigation measures proposed. The proposal potentially impacts the skyline defining the wider coastal landscape in the Brighton area, but any effects on natural ridgeline character will be negligible due to the combination of viewing distances, height and colour controls and the

dominant bushland setting. Any effects of additional lightspill will be minimal given the density of existing housing in the area.

39. The 2GP provisions in relation to the Saddle Hill SNL are not technically relevant, given that the plan does not include this property within the SNL overlay. It is my opinion however that the attributes of the property are such that it should have been included. This being the case, it is appropriate to make a few comments in relation to the Saddle Hill SNL provisions in the proposed plan. The values for this area listed in Appendix A3 can be summarized as the distinctive volcanic landforms, natural character associated with forest remnants, the manawhenua associations with Saddle and Jaffray Hills (previously discussed) and the values ascribed to the upper slopes of the hills, the natural character of the skyline, and the natural character and rural amenity values associated with the highly visible upper slopes.
40. The proposed development will have no effect whatsoever on the volcanic hill forms and any effect on the natural character of the skyline and rural amenity values of the upper hill slopes will be negligible, as previously discussed. The indigenous forest on the property will be better protected, and its natural character considerably enhanced. It is my assessment that the proposed development is consistent with conservation of the SNL values.

Comment on the Council Planning Officer's Report

41. An important basis for her recommendation to decline the application, appears to be the Planning Officer's assessment that the application will 'not protect the Rural zone amenity values and character' (Para 142), and is inconsistent with the objectives and policies to do with amenity (Para 145). As she makes clear in paragraphs 113 and 120, in coming to this conclusion, she makes a distinction between amenity effects in terms of the existing environment (the real life environment) and the character and amenity expectations of the Rural zone as expressed in the zone provisions (the theoretical environment). Ms Darby accepts that 'the proposed subdivision is not expected to adversely affect the amenity in terms of the existing environment or the neighbouring properties'.

42. The Planning Officer describes the proposed development as 'ribbon development' (Para 52) and expresses reservations as to its appropriateness with regard to effect on rural character, openness and the blocking of views from the road (Para's 114 – 115). In response, I note that overall, the proposed residential density is consistent with the Rural zone density provisions in the Operative District Plan. I believe the subdivision layout proposed is appropriate because it clusters development where the adjacent bushland setting provides for ready mitigation of the effects of new dwellings on the wider rural landscape character, and where it integrates with the existing Rural-residential pattern of development adjacent. This layout retains openness elsewhere on the property and minimises adverse effects of rural land fragmentation. As regards blocking of views from the road, views toward the coast to the south are already blocked by vegetation and the proposed development will not result in a significantly different situation as far as openness in this sense, is concerned.
43. Whilst the small lots proposed, may not be consistent with the Rural zone standards of the District Plan, it is my assessment that the proposed subdivision concept is a creative and appropriate response to the realities of the landscape character in this area. Overall, I believe that it maintains and enhances the landscape character of the area, including the amenity values associated with the character of the rural zone.
44. In paragraph 84, Ms Darby discusses a concern of submitters David and Kerry Hiom, regarding the original 40m side yard breach in relation to the adjoining property at 405 Saddle Hill Road, She considers that the building platform on Lot 4 should be moved westward to avoid any breach of the side yard requirement. To respond to this concern, the applicant has adjusted the size and location of the Lot 4 building platform to increase the distance from the boundary to comply with the 40m side yard standard for the Rural zone. I note that there is significant separation between Lot 4 and 405 Saddle Hill Road in the form of a gully landform and significant existing vegetation (as **Figure 10** illustrates), and that the proposed mitigation screen plantings are proposed to extend some way down this boundary (see **Figure 9(a)**). I do not

consider that a substantial fence (as suggested by the submitters) is either necessary or desirable given this situation.

45. In her Policy analysis (Para 143), the Planner includes Objective 14.2.1 and Policy 14.3.1 (which refer to outstanding landscapes) as Operative District Plan provisions relevant to this application. As is clear from Section 14.5 of the Plan, Landscape Conservation Areas are a different (less significant) category from Outstanding Landscape areas and the basis for the Saddle Hill LCA is not Section 6(b) of the RMA, but Section 7 (c) and (f).

Conclusion

46. The property is located on the upper southern slopes of the coastal hills behind Ocean View and Brighton. The landscape significance of this area is recognized by the Saddle Hill Landscape Conservation Area, and the Saddle Hill Significant Natural Landscape overlays in the operative and proposed Dunedin City District Plans, respectively. These overlays essentially seek to conserve the natural character, rural amenity, and cultural values of the upper hill slopes.
47. The proposed development involves the subdivision of the property to create four undersized rural lots adjacent to Saddle Hill Road and an existing area of rural residential land use. The lots proposed, are similar in scale to the rural residential sections adjacent and the application essentially represents a minor extension of the existing rural residential character into a presently gorse covered area between Saddle Hill Road and a large swathe of regenerating indigenous forest. A comprehensive suite of mitigation measures are proposed, to ensure that development has minimal adverse effect on natural character and rural amenity values. A significant positive effect of the proposed development will be the better protection and management to enhance natural values, of approximately 56 ha of regenerating forest.
48. It is my assessment that the landscape and visual effects of the development will be no more than minor, or positive. I believe that it is generally consistent with the relevant objectives and policies in the

Operative Dunedin City District Plan and the 2GP, as far as landscape and visual effects are concerned.

Mike Moore

Landscape Architect

31 January 2017

References

Hayward B W and Kenny J A, 1998, Inventory and Maps of important geological sites and landforms in the Otago region, Geological Society of New Zealand Miscellaneous Publication 99.

Wildland Consultants Ltd, 2016, Ecological assessment of a proposed rural subdivision at 505 Saddle Hill Road, Dunedin.

Appendix A : Recommended indigenous species for planting, Lots 1 – 4.

Botanical name	Common name
<i>Acaena novae-zelandiae</i>	Bidibidi
<i>Asplenium bulbiferum</i>	Hen and chicken fern
<i>Asplenium flabellifolium</i>	Necklace fern
<i>Aristotelia serrata</i>	Wineberry
<i>Astelia fragrans</i>	Kakaha
<i>Blechnum chambersii</i>	Lance fern
<i>Blechnum discolor</i>	Crown fern
<i>Blechnum fluviatile</i>	Kiwakiwa
<i>Blechnum pennamarina</i>	
<i>Blechnum procerum</i>	Kiokio
<i>Carpodetus serratus</i>	Putaputaweta
<i>Clematis paniculata</i>	Puawananga
<i>Coprosma crassifolia</i>	
<i>Coprosma dumosa</i>	
<i>Coprosma linariifolia</i>	
<i>Coprosma lucida</i>	Shining karamu
<i>Coprosma propinqua</i>	Mingimingi
<i>Coprosma rhamnoides</i>	
<i>Coprosma rotundifolia</i>	
<i>Cordyline australis</i>	Cabbage tree
<i>Dacrydium cupressinum</i>	Rimu
<i>Dianella nigra</i>	Turutu
<i>Fuchsia excorticata</i>	Tree Fuchsia
<i>Griselinia littoralis</i>	Broadleaf
<i>Hebe salicifolia</i>	Koromiko
<i>Kunzea robusta</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka
<i>Libertia ixioides</i>	Mikoikoi
<i>Melicytus ramiflorus</i>	Mahoe
<i>Myrsine australis</i>	Mapou
<i>Phormium tenax</i>	Flax
<i>Pittosporum eugenoides</i>	Lemonwood
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Podocarpus laetus</i>	Halls totara

Polystichum vestitum	Prickly shield fern
Prumnopitys taxifolia	Matai
Pseudopanax colensoi	Three finger
Pseudopanax crassifolius	Lancewood
Pseudowintera colorata	Horopito
Schefflera digitata	Pate
Uncinia uncinata	Hooked sedge

Appendix B : Screen planting specification, proposed Lots 1 – 4.

The following species are to be planted within the 6m wide 'indigenous screen planting' strip shown in Figure 9(a) to provide screening and mitigation of the visual effects on rural character, of residential development on proposed Lots 1 – 4. The species included have been selected to ensure final plant height is not so great as to create significant shading to the building platforms.

Botanical name	Common name	% of planting
<i>Austroderia richardii</i>	Toetoe	10
<i>Carpodetus serratus</i>	Putaputaweta	5
<i>Coprosma lucida</i>	Shining karamu	5
<i>Coprosma propinqua</i>	Mingimingi	5
<i>Cordyline australis</i>	Cabbage tree	10
<i>Fuchsia excorticata</i>	Tree Fuchsia	5
<i>Griselinia littoralis</i>	Broadleaf	5
<i>Hebe salicifolia</i>	Koromiko	5
<i>Leptospermum scoparium</i>	Manuka	5
<i>Myrsine australis</i>	Mapou	5
<i>Olearia fragrantissima</i>		5
<i>Phormium tenax</i>	Flax	10
<i>Pittosporum tenuifolium</i>	Kohuhu	10
<i>Pseudopanax colensoi</i>	Three finger	5
<i>Pseudopanax crassifolius</i>	Lancewood	5
<i>Schefflera digitata</i>	Pate	5

Planting maintenance and management

1. Where required, fencing should be carried out to protect the areas to be planted from grazing by stock.
2. The areas to be planted are to be sprayed to kill existing grasses using a non-residual systemic herbicide.
3. Planting densities are to be approximately 1.5m
4. Plant grades are to be Pb3 or equivalent, minimum.
5. One slow release fertilizer tablet will be used per plant.

6. A circle of mulch (100mm deep woodchip or sacking or similar) is to be applied around each plant to assist in plant establishment and weed suppression.
7. The area around each plant is to be maintained weed free until well established by hand weeding or spraying where this is possible without adversely affecting the plants.
8. Plants should be watered as / if required during dry spells until well established.
9. Survival should be monitored and any dead plants replaced immediately. Animal pests should be controlled and if required, plants should be provided with an eco-shelter for protection against rabbit and possum browse.
10. The plantings are to be managed to ensure their ongoing health and vitality, and that their screening / mitigating function is maintained.