

1. My name is Michelle Kay Snodgrass. I filed a statement of evidence for the applicant dated 4th April 2017.
2. The following is a summary of the proposed re-zoning from Rural General to 'The Dene Rural Lifestyle Zone' and is my response to Ms. Mellsops rebuttal evidence dated 5th May 2017.
3. I disagree with Ms. Mellsop that the proposed zone would contribute to inappropriate domestication of the ONL as discussed below.
4. The site is proposed to become a Rural Lifestyle Zone with its own specific policies, objectives and rules in addition to those already contained within the PDP Rural Lifestyle Zone provisions.
5. The proposed policies, objectives and rules propose a development of 5 lots, including the existing house of Lesley and Jerry Burdon. The 4 new lots are subject to proposed policies, objectives and rules that seek to create a development which is largely absorbed by the landscape through building design controls, location and screening via native planting. The site forms part of a vast outstanding natural landscape. The proposed zone, and in particular the area of development is very small in scale in comparison.
6. The location of the 4 potential new dwelling sites has the potential to change that part of the site by modifying its character from natural and pastoral to rural lifestyle. Mitigation is proposed through the potential locations of dwellings being in confined areas, with the larger balance of the site being protected with a 'no-build' area, and the proposed objectives and policies specifying screening via native planting. In terms of the landscape character, the proposed zone will be a continuation of the broader landscape character with an enhanced level of natural character. Residential development will be a minor component of the character because of both the potential results of native planting for screening, and recessive buildings, and because of the comparative scales of the proposed actual area of development, to the broader landscape of mountain and lake which form the immediate landscape context. The new zone will enable restoration of valued characteristic features partially lost through the grazing land use. The natural character can be enhanced from wilding weed and pasture with a small amount of native vegetation to a dominant native natural character of indigenous biodiversity.
7. An extensive 'no build' area accompanied by native planting would maintain the character and amenity of the site, particularly from public roads and places. A small scale rural lifestyle development could be absorbed by the landscape without degrading those qualities, and the use of native planting on site would maintain and significantly enhance the nature conservation values of the site.
8. Overall I consider that the landscape and visual effects of the proposed zone can be mitigated. There is a positive landscape effect in that the naturalness of the site could be enhanced, and a visual effect that is dependent on timeframe to be mitigated.
9. The following discussion is in response to Ms. Mellsops concerns.

10. To clarify, when travelling in either direction on Makarora-Lake Hawea Road (SH6), dwellings on locations 1, 2 and 3 are unlikely to be visible at the medium term once native vegetation is established and mature. By medium term I mean a period of ten years. Retention of existing mature eucalyptus trees approximately in line with location 2 would provide additional. I would note that locations 1-3 are below Makarora-Lake Hawea Road (SH6) and will be partially screened by existing topography. The distance along the road that future dwellings will be partially viewed, before being screened by native revegetation is approximately 620m.
11. I agree with Ms. Mellsop that I rely on conditions imposed at subdivision stage, and the proposed objectives and policies of 'The Dene Rural Lifestyle Zone' to ensure that the adverse landscape and visual effects of the proposed zone can be mitigated. The site has potential to absorb some development topographically, particularly at Location 4 where minimal mitigation screening is required from Makarora-Lake Hawea Road (SH6) with minimal mitigation screening at location 4.
12. While I agree with Ms. Mellsop that the success of large scale indigenous vegetation relies on experience and interest of owners of rural living lots, this is true regardless of the zone.
13. The site does not currently display a complete natural character . It has pastoral character elements and natural character elements and it is clear to an observer that the site is used for grazing, which is contiguous with the lake edge landscape to the north into and including Glen Dene Station. The degree of natural character of the site is generally within the gullies and less accessible areas of the site, and the vegetation cover is predominantly bracken, briar and lupins with occasional groups of regenerating kanuka. I agree that a future entranceway, letter boxes, vehicle movements, smoke from fires and night lighting would all be perceived from outside of the site and I do not believe they would be seen at the same time. The visual effect will indicate a residential use of the site and that will indicate a change in the landscape character. I do not consider that the change will reduce the observer's appreciation of the broader ONL, particularly as there will be an improved degree of natural character over the sites current natural, but not entirely native, and pastoral character.

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Michelle Kay Snodgrass