

## **MANSERGH: PRESENTATION POINTS**

1. Landscape suitability analysis, with analysis factors weighted in favour of the preservation of wider landscape character and aesthetic values, indicates that the proposed zone change area is well suited to the level of intensification and development that could occur under the proposed *Country Living Zone*. This is because:
  - a. The site does not contain any significant native vegetation or have any protective overlays on it.
  - b. It is not located within or next to an outstanding natural feature or landscape or an area of outstanding natural character.
  - c. It is proximate to Te Uku Village, an existing node of development already serviced by a school, community hall, church and store. By consolidating and intensifying development around existing nodes, such as Te Uku, wider rural character and amenity is maintained, and rural sprawl avoided.
  - d. The nature of the topography within the site minimises bulk earthworks requirements, meaning the formative processes which formed the landscape in the first instance can be generally maintained.

*[Ref Paragraphs 18 – 28 of my Evidence in Chief]*

2. The proposed structure plan will:
  - a. Maintain and enhance key landscape and ecological features within the zone change area, namely the gullies, wetlands and streams that run through the proposed zone.
  - b. Reinforce the existing Te Uku Village core as the heart of the rural village.
  - c. Create a safe and sociable rural village neighbourhood.
  - d. Provide variety in lots sizes that enforced higher densities towards the core of the village.
  - e. Provides pedestrian and cycle links between different parts of the zone and the wider landscape.
  - f. Allows for future expansion/connectivity (future rezoning of adjacent land).

*[Ref Paragraphs 29 – 49 of my Evidence in Chief]*

3. While rezoning would change the rural characteristics of the area, with adverse landscape effects associated with the loss of rural character and amenity, partially offset by the positive effects associated the riparian restoration and gully/wetland enhancement works identified in the proposed structure plan.

*[Ref Paragraphs 50 – 72 of my Evidence in Chief]*

4. The site is contained within a relatively small visual catchment, meaning that character change with the proposed zone will not affect the wider rural landscape. The effect on visual amenity will range between having *no effect* and a *moderate* adverse effect, when considered against the baseline of the Rural Zone. The landscape and amenity outcomes for the Country Living zone differ slightly in that they seek to enhance landscape amenity and maintain open views to the rural zone.

*[Ref Paragraphs 73 – 104 of my Evidence in Chief]*

5. From a landscape character and visual amenity perspective, the application site is suited to the proposed *Country Living Zoning*. With careful design, the site would also be capable of supporting the higher levels of development enabled by *Village Zoning*. Such densities would only result in a small increase in the overall effect on landscape character and visual amenity.

*[Ref Paragraphs 38, 45-46, 69, 109 – 111 of my Evidence in Chief]*