

Kevin & Sandy

My name is Bridget Allen

I'm here in support of WK and FL Allen, the Clears, the Dunlop's but am appearing in a personal capacity as a resident. My view is my own but obviously influenced by knowledge as a planner.

It has been considered that the fully discretionary regime of the RG zone is unlikely to achieve the strategic directions of the plan within the basin however these submitters consider that further development can be absorbed in some areas such as the Morven Ferry Triangle.

In my opinion there has always been a discrepancy between what the people living in the district want to see and how the plan is interpreted. We are appearing today to ensure that the panel hears from the residents of this area and my role is to assist in articulating this to you.

The submitters seek well designed rural living that includes such things as trees, buildings, avenues of plantings surrounded by more open undeveloped areas.

Previous experts have described this land as rural and arcadian. Doctor Reid's report to stage 1 included a photo of an arcadian landscape and concluded that it is the areas developed for lifestyle

purposes that exhibit the arcadian character. This is my understanding of what the residents want to see within the Morven Ferry triangle as opposed to the more pastoral landscapes where plantings such as avenues of trees and stone walls often introduce cumulative effects. *no values of this landscape recognised + provided for within this area*

The residents don't want to farm the land and what to retain the option for well-designed rural living whether it be the operative rules, the precinct or something different.

The triangle is in an area that may be appropriate for this for the following reasons;

The landscape units don't consider the triangle itself as one unit - but include the area in two separate classifications. Both of these LCUs include more open, visible land which has then reduced the development capacity of the units. Most residents see the area of the triangle itself as one unit (due to the roads, road side planting and development pattern) and don't for example include the land to the north of the state highway or to the south of the triangle.

The boundaries could be drawn to include the area defined by the three roads. This would result in an area that includes the flat land of triangle that is predominantly screened and would have a logical and defensible edge.

An alternative boundary could be to include that land to the south of the State Highway and land that isn't in an ONL ~~or~~ ONF and generally follows the topographical line of the notified landscape line. This would include other land that has been developed in a similar manner adjoining the western side of Morven Ferry Road (relating to submitters Hamilton and Guthrie).

The Triangle isn't accurately represented in Ms Gilberts report in that it is more developed (Guthrie, Clear), this was identified yet Ms Gilberts report concludes that the low development is reasoning for retaining the amenity zone. In direct comparison other landscape reports identify that triangle as having lot sizes and development that are representative of rural living. For example Dr Reid's report

for the Hamilton Berriman application RM170861 identifies that the lot sizes range from 0.86 ha to 18.2 ha within the triangle and that the northern 2/3rds of the triangle has settlement patterns associated within rural lifestyle development.

The area has similar qualities to the Hawthorne triangle in that it is generally flat and predominantly screened by Hawthorne hedges. There is only one portion of the southern end of Morven Ferry Road that doesn't have road side planting. Therefore the internal portion of the triangle is generally screened from the roads and the road side planting screens views from the Queenstown Trail. From the adjoining roads and the trail, the triangle isn't viewed in the context of the ONL.

There are other submitters that are supportive of rural living within this area that are seeking similar outcomes and we respectfully request that the panel considers the views of the residents and considers the Morven Ferry triangle as a separate unit.