

Stephen Brown Summary Statement:

First of all, it is important to note that, despite QPL's submissions addressing a range of matters in respect of the Landscape Schedules proposed for the Northern Remarkables PA and Kawarau River ONF, there is a high degree of accord between myself, Bridget Gilbert and Jeremy Head in relation to those Schedules. Changes to them have usefully 'fine-tuned' the attributes and values associated with both the PA and ONF at present, the likely future location of transmission corridor infrastructure relative to both, and the interpretation of "Passenger Lift Systems" together with the description and range of Landscape Capacities more generally applicable to areas subject to the Landscape Schedules. I support those changes, among others.

This leaves just one key matter unresolved in relation to the PA and ONF – that of the assessment of any future proposals for visitor accommodation, tourism related activities and rural living. In terms of these activities, QLDC is now proposing guidance similar to that outlined in the latest version of paragraph 68 of the Northern Remarkables PA:

*Visitor accommodation and tourism related activities – some landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access; **Extremely limited or no** landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.*

In my statement of evidence addressing this matter, I state that I agree with the second sentence in this paragraph – after "Lake Hayes Estate". However, my statement raises concerns about the way in which the visibility of ANY visitor accommodation development south of the Kawarau River would be addressed under this paragraph. In particular, the visibility 'test' relative to wide-ranging views from "the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate" is very stringent. Few, if any locations near, and south of, the Kawarau River would be screened from the lengthy receiving environments of the Twin River Trail and Kawarau River, while the issue of visibility from Bridesdale, Lake Hayes Estate and Shotover Country would raise the 'visibility test' even higher. In my opinion, this would give primacy to the issue of visibility, with limited regard to the scale, character and integrative ability of development proposals.

In my EIC I also highlight the way in which some existing development – notably Chard Farm, near the mouth of the Gibbston Valley – is reasonably conspicuous, yet complements and enhances its landscape setting

This, of course, raises the issue of how best to ensure that development either melds with its natural landscape setting or positively complements it – while still achieving the overarching goal of ensuring that any such proposals remain secondary to the natural qualities of the wider PA and ONF.

Consequently, as stated in my EIC, I consider that a more appropriate way to address these matters might be via a revised paragraph 68 (Northern Remarkables PA) that is also applicable to the Kawarau River ONF, and which also addresses Rural Living:

68. Visitor accommodation and tourism related activities – some landscape capacity for activities on the gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) providing such development:

- *Is demonstrably integrated into its landscape setting and is suitably recessive with regard to its location and context, building configuration and design, and landscape design;*
- *Avoids having an impact on key features within the river corridor, including the river margins, stands of mature existing vegetation, stream corridors and fans, and the landforms of the main range slopes (above the river terraces).*
- *Remains secondary to, and / or peripheral to, key views of the Northern Remarkables' main slopes and peaks, and the Kawarau River;*
- *Remains discreet and supports the rural character of the ONL, avoiding any feeling of urban encroachment south of the Kawarau River;*
- *Remains difficult to see from public roads outside Lake Hayes Estate, Bridesdale and Shotover Country; and*

*As a whole, any such development should be of a modest or sympathetic scale, help to retain the 'rural' and 'non-urban' character of the wider ONL, integrate with more wide-spread landscape restoration and enhancement, and enhance public access to the ONL. **Extremely limited or no** landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.*

This approach might well give rise to some closely focused, suitably recessive, visitor accommodation and related activities south of the Kawarau River, without it having to be effectively invisible to 'work'. However, the changes proposed would ensure that such

development is not out of scale, intrusive and / or at odds with the character of its ONL setting. Consequently, in addition to protecting the core attributes and values of both the Northern Remarkables and Kawarau River corridor, it is my opinion that this approach would achieve such protection while accommodating a sympathetic scale and form of development within and near both.

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