

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991 (RMA)

And The Queenstown Lakes Proposed District Plan Stage 3; Stream
18; Settlement Zone

**Statement of evidence of Ben Espie for Universal Developments (Hawea) Limited
#3248**

29 May 2020

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**anderson
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Qualifications and experience

- 1 My full name is Benjamin Espie. I reside in Queenstown. I hold the qualifications of Bachelor of Landscape Architecture (with honours) from Lincoln University and Bachelor of Arts from Canterbury University. I am a member of the New Zealand Institute of Landscape Architects and was the chairman of the Southern Branch of the New Zealand Institute of Landscape Architects between 2007 and 2015. I am also a member of the Resource Management Law Association. Since November 2004 I have been a director of Vivian and Espie Limited, a specialist resource management and landscape planning consultancy based in Queenstown. Between March 2001 and November 2004, I was employed as Principal of Landscape Architecture by Civic Corporation Limited, a resource management consultancy company contracted to the Queenstown Lakes District Council (**QLDC**).
- 2 The majority of my work involves advising clients regarding the management of landscapes and amenity that the Resource Management Act 1991 provides and regarding the landscape provisions of various district and regional plans. I produce landscape assessments that describe, evaluate and categorise the landscape character and visual amenity associated with particular landscapes. I also produce landscape and visual effects assessments that describe and evaluate the effects of a particular proposed activity. I often present the outcomes of my assessments as evidence at hearings of local authorities or the Environment Court.
- 3 Much of my experience has involved providing landscape and amenity assessments relating to resource consent applications and plan changes both on behalf of District Councils and private clients. I have compiled many assessment reports and briefs of Environment Court evidence relating to the landscape and amenity related aspects of proposed regimes of District Plan provisions in the rural areas of a number of districts. I have provided Environment Court evidence in relation to the landscape categorisation of various parts of the Upper Clutha Basin, in relation to a number of proposed plan changes in the area and in relation to many resource consent applications.
- 4 I prepared evidence and presented it at the hearing of resource consent application SH190005 in relation to a proposed subdivision to create 465 residential lots and associated activities pursuant to the Housing Accords and Special Housing Areas Act 2013. That resource consent application has since been granted. The subdivision that it provides for is located within the land that is subject to Submission3248.

Code of Conduct for Expert Witnesses

- 5 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2014 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of evidence

- 6 In preparing this evidence I have reviewed the reports and statements of other experts giving evidence relevant to my area of expertise, including:
- (a) Submission 3248 (**the submission**);
 - (b) A Section 42a report prepared by Ms Rosalind Devlin (**the Devlin Report**).
 - (c) A Landscape Report prepared by Bridget Gilbert on behalf of the QLDC regarding the Hawea Urban Growth Boundary¹ (**the Gilbert Report**).
- 7 I have prepared evidence regarding the effects of the relief proposed by the submission, and as further refined in primary evidence, in relation to landscape character and visual amenity. I have not considered matters that relate to the internal urban design, internal amenity and internal functionality of an expanded Hawea township.
- 8 For completeness, I note that the husband of Ms Devlin (Mr Blair Devlin) is a director and shareholder of Vivian and Espie Ltd.
- 9 My evidence is divided into the following sections:
- (a) Executive summary
 - (b) The site to which the submission relates
 - (c) The relief sought
 - (d) The appropriateness of an expanded Hawea township in relation to landscape character
 - (e) Edge treatments

¹ Bridget Gilbert, Hawea Urban Growth Boundary, Landscape Report, Prepared for QLDC, August 2019.

- (f) The appropriateness of an expanded Hawea township in relation to views and visual amenity
- (g) Conclusions

Executive Summary

- 10 The submission seeks to rezone an area to the south of the existing Hawea township to allow for urban development, primarily in the form of residential land use but also including industrial activity and a number of reserve / buffer spaces.
- 11 The submission site sits to the immediate south of the existing Hawea township on rural land that is not used productively, is well removed from any ONL or ONF and is observable from a relatively localised visual catchment.
- 12 In relation to landscape character and visual amenity issues, I consider that the submission site is suitable for urban expansion. I consider that the proposed structure plan and related provisions that allow for Council control at the time of subdivision, will bring about a suitable result in that future development will be integrated into its landscape setting and will not bring unexpected or inappropriate results in relation to visual amenity.
- 13 Some effects on landscape character and visual amenity are inevitable, however, I consider that they will be well mitigated and that the location and characteristics of the site mean that these effects will be much less than they would be in many other rural locations within the District.

The site to which the submission relates

- 14 The context of the site is the topographically flat, broad Hawea glacial outwash plain, that extends to the south from Hawea township. For reference, I attach as Appendix 1 a plan showing the site of the proposed relief and a plan showing the site in its context as Appendix 2. The site occupies the northernmost part of an area of rural land that is contained by Hawea Township, the Hawea River, the Gladstone flood hazard area and Domain Road and/or the Hawea River corridor. Beyond this area to the south is arable farm land. The site is zoned Rural General pursuant to the Operative District Plan (**ODP**) and Rural Zone pursuant to the decisions version of the Proposed District Plan (**PDP**). In relation to landscape categorisation, the PDP categorises the broad outwash plain landscape as a Rural Character Landscape (**RCL**); i.e. not part of any Outstanding Natural Landscape (**ONL**). The ODP did not explicitly categorise landscapes in the relevant part of the District but a number of resource consent applications and decisions on the Hawea outwash plains landscape have categorised it as a Visual Amenity Landscape (**VAL**) pursuant to the ODP (i.e. again, not part of any ONL).

15 The Gilbert report also gives a useful description of the site of the submission and its context in terms of landscape character and visual amenity. I summarise the most relevant points that I have not already mentioned above as follows:

- Most of the flats that lie to the south of Hawea township as far as the Hawea Flat settlement take the form of arable farmland. A triangle of land that is contained by the Hawea River flood hazard area and the Gladstone flood hazard area (i.e. the submission site) is characterised by poorer soils that have been less improved in an agricultural sense.
- The ODP Rural Residential Zone area (the Streat land shown as Rural Residential on Appendix 2) lies to the immediate west of the submission site. This land is proposed to be up-zoned to urban densities by way of submission (Submissions 3221 and 3222).
- The very flat topography of the submission site area mean that it is exposed to a limited viewing audience.
- A Special Housing Area (**SHA**) pursuant to the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) exists in the northern part of the submission site adjacent to Cemetery Road. Resource consent to subdivide the SHA to urban densities has been granted (SH190005).

The relief sought

16 The relief that is sought by the submission is described in full in the evidence of Mr Williams. I attach a plan showing the proposed relief to this evidence as Appendix 1. In short, the submission seeks an area of Low Density Residential Zone (**LDRZ**), covering approximately 110.3ha, with 5.2ha of Medium Density Residential (**MDRZ**) and 3.5ha of land to be used for Education purposes (or in the alternative LDRZ), both fronting Cemetery Road. A 9.2ha area of General Industrial Zone (**GIZ**) is sought at the southern end of the site.

17 8.6ha of reserve / green buffer space is proposed as part of the zoning relief. This takes the form of:

- a) A 15m wide green strip following the water race that runs through the site. It is envisaged that this will form a linear reserve with a walkway/cycleway following the current water race.
- b) A 15m wide green buffer strip along Domain Road. It is envisaged that this will accommodate a revised alignment of the current walkway/cycleway that runs south along Domain Road from the paper road that forms the western edge of the site on its way towards Hawea Flat via the Domain.

- c) A 15m wide green buffer strip surrounding the area of proposed GIZ. The strip that follows the northern edge of the GIZ will also incorporate a walkway/cycleway so as to form a loop in combination with the other reserve strips.

18 Provisions that are proposed in relation to the zones sought are set out in Mr Williams' evidence. Future subdivision within the proposed areas of zoning will require resource consents from the Council. I understand that the status of the subdivision activity is subject to Environment Court appeal but that the scope of the appeals is such that subdivision will be of at least controlled activity status (as is sought by the current submission), with the matters of control being wide. The submission proposes that they include (amongst other matters) control in relation to the comprehensive design, planting and construction of the reverse strip areas.

The appropriateness of an expanded Hawea township in relation to landscape character

19 The Gilbert Report considers the potential capability of the land on the south side of Cemetery Road to absorb urban development from a landscape perspective. The Gilbert Report makes the following general findings regarding the land to the south of Cemetery Road (my insertions in non-italics):

“Lower quality soils coincide with the broadly triangular area to the south of Cemetery Road where woodlot and wilding pines are evident in degraded pastureland conferring a somewhat ‘wasteland’ type impression”² [i.e. the submission site].

“The consented 36 lot Streat Development on the south side of Cemetery Road comprises a development layout that is largely driven by the Rural Residential zone provisions [this is the area of ODP Rural Residential Zone to the immediate west of the submission site as seen on Appendix 2] ... it is reasonable to expect that this development will read as ‘large-lot’ or ‘spacious’ suburban development rather than distinctly rural living development and will promote the perception of the settlement sprawling southwards beyond Cemetery Road”³.

“In my opinion, the uniform, ‘large-lot’ or ‘spacious’ suburban character of the consented Streat Development on the south side of Cemetery Road, suggests the capability to absorb some additional urban development as:

² Ibid, paragraph 3.2(m).

³ Ibid, paragraph 3.2(p).

- a) *the consented development in this area signals a fundamental change to the landscape character i.e. 'the horse has already bolted' southwards beyond Cemetery Road; and*
- b) *such development (including the up-zoning of the Streat Development land) could integrate defensible edges (which are currently lacking), consistent with urban design best practice⁴.*

20 I agree with the above findings of the Gilbert Report. I consider that in terms of landscape planning, the area to the south of Cemetery Road is considerably less sensitive to landscape change than the vast majority of locations within the rural parts of the District and is suitable for urban/suburban development. This is primarily because:

- a) It is immediately adjacent to an urban area, being Hawea Township. Specifically, it is immediately adjacent to the relatively dense developments of Timsfield and Sentinel Park. Additionally, to the west sits the area of Rural Residential Zoning that includes consented subdivision (the Streat development).
- b) It is on flat valley floor land that is of limited productive value. This is the type of land that would have traditionally been settled in accordance with colonial settlement patterns. Hence, development here would appear much less anomalous in relation to established patterns than it would in many other rural locations around the district.
- c) Due to its limited productive value, it does not impart classically pastoral or picturesque aesthetics in the way that some of the more verdant parts of the district's rural areas do.
- d) It is not part of, and is well separated from, any ONL or ONF.
- e) It is not prominent or particularly visually displayed. It is only observed from a relatively small and localised visual catchment⁵.

21 In terms of broad scale landscape planning and the management of rural landscape generally, I support the general principle that if the District is to support an increased population over coming decades, expansion of existing towns in a way that provides relatively high density is significantly preferable to scattered development through the rural areas of the District. Therefore, locations such as

⁴ Ibid, paragraph 5.1.

⁵ Ibid, paragraph 3.2 (r) to (v).

the submission site are particularly suitable. From my experience of the District, I suggest that sites that meet my criteria (a) to (e) in the paragraph above are relatively few and far between. I consider that in relation to landscape character, the submission site is a more suitable location for accommodating population than the vast majority of sites in the District.

Edge treatments

- 22 When considering a new urban zone or area of urban expansion, edge treatment is a relevant issue in relation to both landscape character and visual amenity.
- 23 Additionally, urban edges should ideally follow some logical existing line in the landscape so as to integrate the urban pattern into its landscape setting and to minimise the risk of future sporadic or ad-hoc instances of development outside the urban area that would result in deterioration of landscape character and/or visual amenity.
- 24 As is discussed in the Gilbert report and shown on Appendix 2 of this evidence, the submission site sits within a number of boundaries that are formed by existing (and generally immovable) lines in the landscape; the existing urban edge of Hawea township to the north, the Hawea River flood hazard area to the west and the Gladstone flood hazard area to the east. To the south lies Domain Road, which also acts as a line of land use change since the land to the southwest of Domain Road is of productive soils and has been significantly improved in an agricultural sense, including pivot irrigation.
- 25 The Gilbert Report considers where an Urban Growth Boundary (**UGB**) south of Cemetery Road might best be located. The report finds that using Cemetery Road itself as the UGB is “*problematic from a landscape perspective*”⁶ and the Gilbert Report suggests a potential boundary to the south of Cemetery Road.⁷
- 26 The proposed relief uses the boundary elements described in paragraph 24 above as edges to its proposed zoning. The northern edge of development that would be enabled by the submission (being the proposed Medium Density Residential Zone and Education / LDRZ) will front Cemetery Road and existing Hawea township. The eastern edge will front rural farmland that is also part of the Gladstone flood hazard area. The southern edge of residential development is proposed to end at a strip of industrial zone sleeved by a green buffer of reserve land. The southwestern edge of residential development is bounded by Domain Road, with a reserve buffer strip fronting the road.

⁶ Ibid, paragraph 4.9.

⁷ Ibid, paragraphs 2.5 and 5.2.

- 27 The proposed relief has been designed such that residential development enabled by it will integrate with existing Hawea township to the north and the development of the Streat land to the west. Where the proposed LDRZ fronts farmland to the east, part of this frontage is proposed to take the form of a 15m wide buffer strip. For the remainder of this frontage, I anticipate that at the time of a future subdivision, Council controls could be used to bring about an appropriate zone edge. Regarding an urban/suburban area that adjoins rural land, a hard edge is not necessarily problematic; i.e. there is no automatic merit in feathering out density on the edge of a suburban area. However, I consider that the actual boundary line should be handled in a soft way such that an abrupt visual barrier (such as a line of 2m high paling fences) is avoided. Only a small part of urban/suburban development that is enabled by the proposed relief will adjoin rural farmland. I consider that Council controls at the time of a subdivision consent could appropriately be used to control the types of fencing and boundary vegetation that eventuates.
- 28 The proposed area of GIZ and its buffer strips will effectively act as a southern “book-end” to an expanded Hawea township. Again, proposed provisions allow consideration of the treatment of the reserve buffers at the time of subdivision. In broad terms, I consider that the southernmost reserve buffer could appropriately be a strong visual and experiential separation between GIZ and rural land; perhaps a densely vegetated or shelterbelt type treatment. The reserve buffer at the northern side of the GIZ could appropriately allow for public pedestrian/cycle access as well as strong, green visual separation between the residential and industrial land uses; perhaps a park-like strip of relatively dense and high mixed vegetation.
- 29 The frontage of the proposed zoning along Domain Road is approximately 540m in length. A 15m reserve buffer is proposed that will incorporate a stretch of the pedestrian/cycle track that runs south from Hawea to Hawea Flat. Again, Council control will be able to be used at subdivision stage to bring about an appropriate result. I consider that an appropriate result in this case would seek to accommodate the track in an attractive way with good connections into the residential neighbourhoods, and also to create a pleasant, varied vegetated edge fronting Domain Road. I see no need to visually hide residential development from Domain Road but nevertheless, a soft, varied and attractive interface with the road should be achieved.
- 30 Overall, I consider that an urban edge in the location that is proposed, and incorporating the various measures discussed above, will have logic in terms of landscape planning and will be defensible in that potential ad-hoc urban development outside this boundary would be quite anomalous in relation to land use patterns (as illustrated on Appendix 2). An urban boundary of this sort is more logical and defensible than the current situation that relies upon Cemetery Road.

The appropriateness of an expanded Hawea township in relation to views and visual amenity

31 As set out in the Gilbert report, potential viewing audiences of the submission site are limited to:

- *Residents along the top of the southern edge of the moraine/terrace landform that defines the extent of the older settled part of Hāwea.*
- *Residents throughout the recently developed lower lying urban zoned land along the north side of Cemetery Road.*
- *Users of the local road network, including Cemetery Road, Domain Road, Muir Road, Hāwea Back Road and Gladstone Road.*
- *Users of the elevated sections of the tramping tracks throughout the mountains to the east that overlook the Hāwea catchment (Lagoon Creek, Grandview Creek Track, Johns Creek track, Te Araroa).*
- *Future users of the walkway/cycleway between Cemetery Road and Domain Road along the eastern edge of the consented Rural Lifestyle subdivision [the Streat land]⁸.*

Hawea residents on the moraine terrace and adjoining Cemetery Road

32 The string of existing residential properties on the northern side of Cemetery Road are largely oriented to the north and therefore do not gain significant views over the submission site. In fact, in many cases dwellings and their landscaping have been designed so as to preclude any views to the south at all. For the existing residential development that is on the flatter land to the south of the moraine ridge (approximately south of Noema Terrace / Nichol Street) but that do not actually front Cemetery Road, views to the south are truncated by intervening dwellings and associated development such that the submission site is hidden.

33 In relation to the more elevated dwellings within Hawea township on the moraine terrace, a number of these gain long views to the south that take in the submission site (although their main views are generally to the north). One of the matters of Council control that is invariably considered in detail by the Council at the time of subdivision within an urban/suburban setting is street tree planting, with the final details of street tree planting being arrived at during the engineering approval process and a standard condition of subdivision consent usually covers this issue. The Council also has a detailed internal policy regarding street tree planting that it uses when imposing consent conditions in relation to street trees. I consider that

⁸ Bridget Gilbert, Hawea Urban Growth Boundary – Landscape Report, August 2019, paragraph 3.2(r).

full confidence can be placed on ample and appropriate street trees being included in the ultimate development of the proposed areas of zoning.

- 34 Street trees will establish to soften views from the higher viewpoints within Hawea township. Within the individual lots of the proposed zoning, additional tree planting and vegetation will also serve the same purpose as it matures; it will partially screen and visually soften built form and domestic activity in general. Additionally, the views to the south from these elevated properties within Hawea already have considerable suburban development as a foreground, particularly as the Sentinel Park area gets fully developed. Overall, I consider that while the outlook to the south from these properties will change, any effects on visual amenity will be of a low to moderate degree and will reduce over time as trees mature.

Users of the local road network

- 35 The experience of travelling along Cemetery Road is currently one of being on the edge of a township. Until recently, the south side of the relevant part of Cemetery Road was very largely lined with self-seeded mature conifers that disallowed any significant views to the south, however, a road user was certainly aware that the land to the south was of a rural land use. Presently, the land to the south of Cemetery Road is relatively open rural land since the aforementioned conifers have generally been felled over the last two years. Roading and site work has begun on the Streat land in anticipation of residential development, RRZ on this land being uncontested and up-zoning being subject to submission.
- 36 As set out in the Gilbert report, even if we only consider the uncontested RRZ of the Streat land (and ignore the SHA), then the current experience of being on the edge of a township will change; residential land use will spread to the south of Cemetery Road. In any event, resource consent SH190005 that enables subdivision and urban residential use across the SHA is now granted.
- 37 The currently proposed relief will further urbanise the area to the south of Cemetery Road. Even if we consider the Streat land and the SHA as fully developed, the current proposal will add further dense urban development on the Cemetery Road frontage. I understand that the relief sought envisages a school on the 3ha Education / LDRZ area. In a location such as this, school buildings would expectedly be located at the southern end of the site with open space (sports fields etc) covering the northern half of the site. In the event that the proposed relief proceeds, I would expect that the relevant stretch of Cemetery Road becomes a 50kmph road, perhaps with some street tree and footpath treatments within the road reserve.
- 38 The visual amenity of a Cemetery Road user will certainly change if the currently sought relief proceeds. The experience will be of travelling on a suburban street through a township. The experience of travelling along the edge of a township will

move to Domain Road. As set out in relation to landscape character, it is my opinion that there is considerable logic to urban use of the land to the south of Cemetery Road. I therefore do not see that the change in terms of road user amenity is particularly adverse. A public road user will perceive Cemetery Road as a suburban street. Council control of subdivision details such as road frontage treatments and road corridor design can be used to ensure that it is an attractive street. Domain Road will become the town edge experience. I consider that, once development in accordance with the relief is of some maturity, the amenity experience of these road users will be of an entirely appropriate and expected sort.

- 39 Given the zoning and consented development of the Streat land, users of Domain Road also currently have the experience of being on an edge between two land uses. As one travels south past the Streat land, the western side of the road allows some long views across productive farmland to distant mountains, while the eastern side of the road is heavily forested. Under the situation that is sought by the submitter, a 540m long stretch of Domain Road will become an urban edge, with the open arable land to the west. As discussed, a 15m wide reserve strip is proposed for this urban edge frontage. I would expect a treatment that provides a pleasant, varied, vegetated roadside treatment, but not one that attempts to completely hide the township.
- 40 Again, I consider that the amenity experience of travelling along this part of Domain Road will not be an adverse one. An attractive town edge will occupy one side and open productive farmland allowing rural views, the other.
- 41 Some more distant views to the eastern side of the submission site are available from parts of Muir Road, Gladstone Road and eastern parts of Cemetery Road. Again, at the time of subdivision consents being applied for and processed by the Council, I would expect some conditions to be imposed that disallow a stark fenced edge, perhaps restricting fence height, requiring visual permeability and some vegetated treatment. I consider that long views across farmland to an urban/suburban edge of this sort will not bring any adverse effects of the visual amenity of users of these roads.

Users of elevated tramping tracks that overlook the Hawea catchment

- 42 Some areas of public access in the Lagoon Creek, Grandview Creek and Johns Creek areas allow very broad views over the Lake Hawea / Hawea Flat area. In these views, Hawea township can be seen as an area of suburban occupation set within rural land. I consider that whether Hawea township is its current shape and size (taking into account the development of the Streat land) or is the shape and size provided for by the currently proposed relief, this will make negligible difference to the visual amenity experience of a user of one of these distant elevated public areas. As discussed in relation to close views from elevated points

within Hawea township itself, street trees and trees within individual properties, have some relevance in this regard.

Users of the walkway/cycleway between Cemetery Road and Domain Road

- 43 This walkway/cycleway sits on a 20m wide paper road that forms the eastern edge of the Streat land. If the currently proposed relief proceeds, it is likely that, in time, this paper road will become a suburban road. Since the paper road is 20m in width, this provides for ample space for an attractive footpath treatment and tree planting in addition to the road formation. A footpath will connect to the proposed water race reserve strip, the walkway/cycleway that will sit within the Domain Road reserve strip and, undoubtedly, to a number of the suburban streets within the Streat land and the submission site.
- 44 The amenity experience of using this strip of public land will be that of a suburban footpath within a roadside verge or reserve space. Provided this roadside space is designed and implemented in an appropriate way, I consider that it can provide very pleasant and useful amenity.

Effects on views and visual amenity generally

- 45 Regarding the visual effects issues discussed above, I reiterate that from a landscape planning perspective, I support an overall strategy for accommodating increased population through intensifying and expanding existing settlements rather than spreading population through rural areas (and I consider that this is supported by the Strategy section of the decisions version of the PDP and the associated interim decisions of the Environment Court). If we are to follow such a strategy then we need not be embarrassed by some visibility of expanded urban/suburban areas. The existing towns and settlements of the District generally sit comfortably, attractively and expectedly within the rural landscapes that make up the District. I consider the same is true of expanded urban areas, provided design controls and edge treatments are appropriate.

Conclusions

- 46 The submission site sits to the immediate south of the existing Hawea township on rural land that is not used productively. It is on part of the valley floor landform of the Hawea outwash plain, is well removed from any ONL or ONF and is observable from a relatively localised visual catchment. The site includes an existing SHA.
- 47 In relation to the effects on landscape character, the submission site is considerably less sensitive to landscape change than the vast majority of locations within the rural parts of the district and is suitable for urban/suburban development. This is primarily because:

- a) It is immediately adjacent to an urban area.
 - b) It is on flat valley floor land that is of limited productive value in a location that accords with traditional settlement patterns.
 - c) It does not impart classically pastoral or picturesque aesthetics.
 - d) It is not part of, and is well separated from, any ONL or ONF.
 - e) It is not prominent or particularly visually displayed.
- 48 In relation to a new or expanded area of urban/suburban development, the treatment of its boundaries or edges is important in relation to both visual and landscape character issues. I consider that the proposed structure plan and related provisions that allow for Council control at the time of subdivision, will bring about a suitable result in that future development will be integrated into its landscape setting and will not bring unexpected or inappropriate results in relation to visual amenity.
- 49 In addition to the above, in terms of broad-scale landscape planning, an urban edge as provided for by the proposed relief will be logical and defensible, considerably more so than the current situation.
- 50 There will be some effects on the views and southern outlook of elevated residential properties within existing Hawea township. However, due to the orientation of these views and the presence of existing development, I consider that visual amenity will be affected to a low to moderate degree in the short term and that this will reduce as the new suburban development (particularly street trees) gain some maturity.
- 51 The visual amenity experience of local road users will change in that Cemetery Road will become a suburban road while Domain Road will become an urban edge. I do not consider that this will bring about an inappropriate visual amenity situation, particularly when we consider the reserve buffer strips and controls that form part of the proposed relief.
- 52 Overall, I consider that the site is suitable for urban/suburban expansion for the reasons set out in this evidence. While some effects on landscape character and visual amenity are inevitable, I consider that they have been well mitigated and that the location and characteristics of the site mean that these effects will be much less than they would be in many other rural locations within the district.

Ben Espie

Dated this 29th day of May 2020



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Notes

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RT's 909889, 6749747, 6749746, 6538353, 8012377,
7540117, 8012376, OT385/83, OT393/230

TERRITORIAL AUTHORITY
Queenstown Lakes District Council

LAND DISTRICT
Otago

TOTAL AREA
140.21 ha DATE
09/04/20

Drawing Title
Future Zoning Plan/Structure Plan

Prepared for
Evidence

Plan Revisions

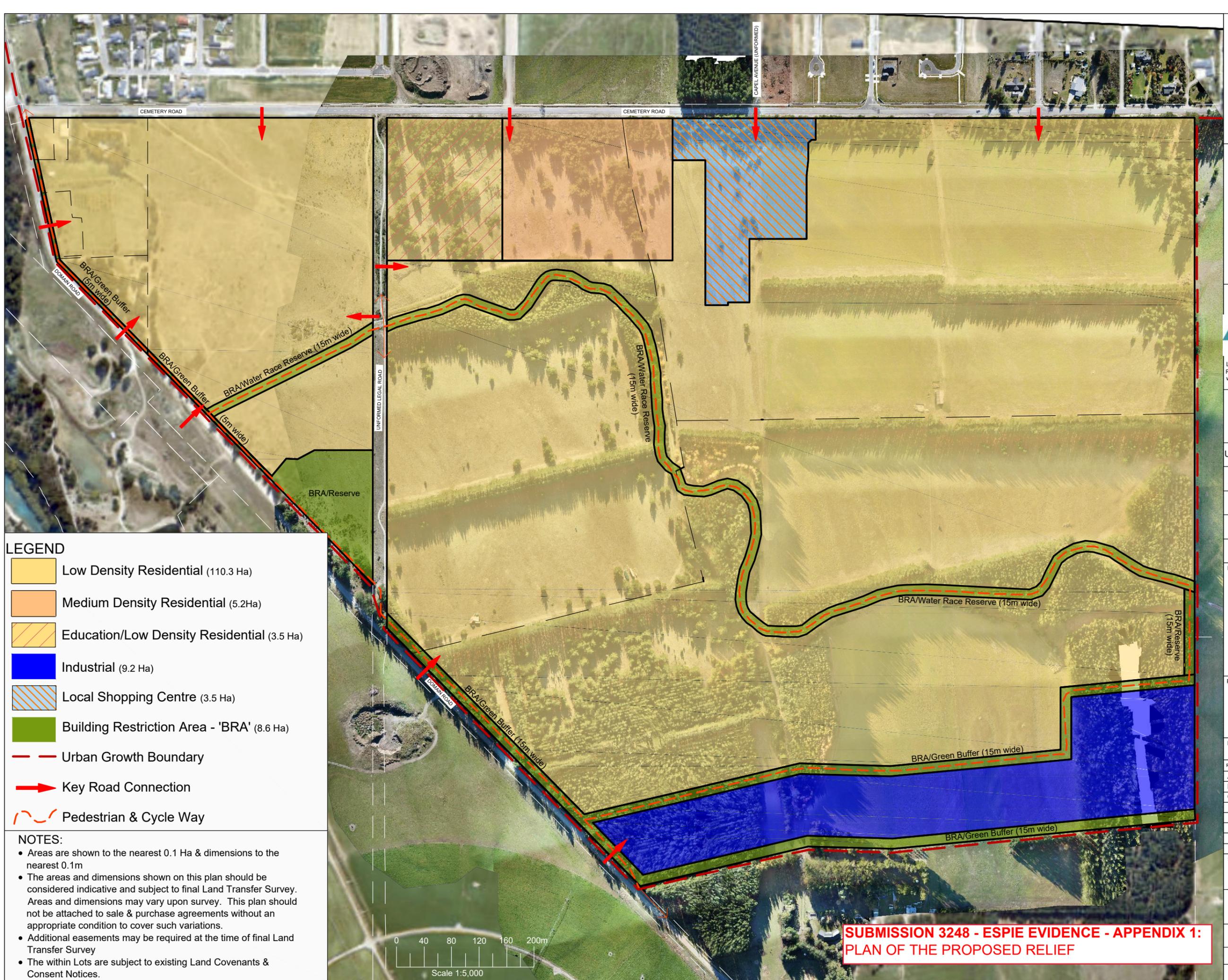
REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	31/03/20
B	BUFFERS ADJUSTED	09/04/20
C	MDR AREA ADJUSTED	12/05/20

SCALE
1:5,000 @ A3

DATUM & LEVEL
Lindis Peak 2000

LEVEL IN TERMS OF MSL (VD056) ORIGIN D 501 (MOW) RL = 346.1364

REVISION	DRAWING REFERENCE	Sheet	
C	U4266_S8	1 OF 1	
SURVEYED	DATE	CHECKED	DATE
XX	XX/XX/XX	LW	31/03/20
DRAWN	DATE	APPROVED	DATE
LW	31/03/20	LW	31/03/20



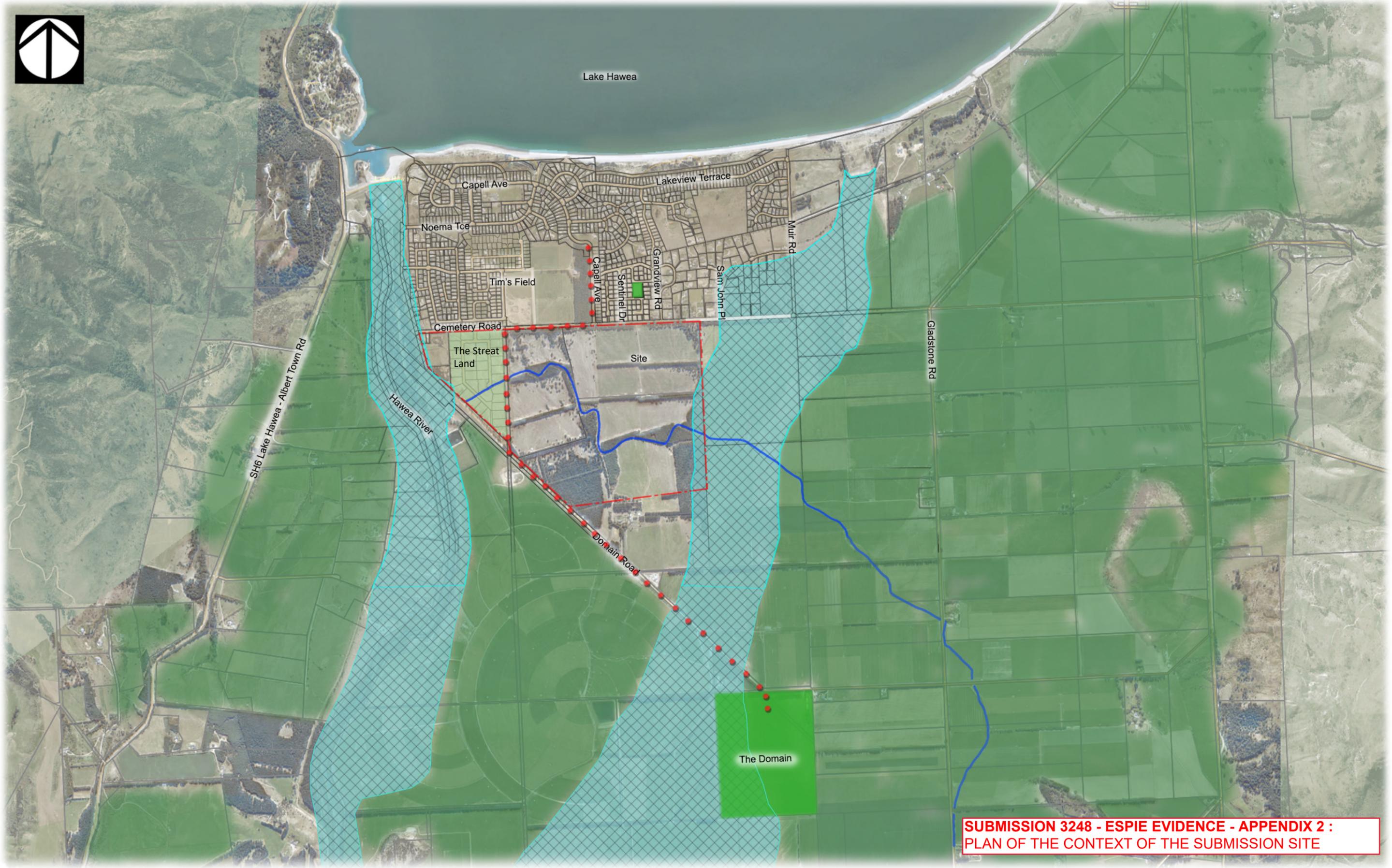
LEGEND

- Low Density Residential (110.3 Ha)
- Medium Density Residential (5.2Ha)
- Education/Low Density Residential (3.5 Ha)
- Industrial (9.2 Ha)
- Local Shopping Centre (3.5 Ha)
- Building Restriction Area - 'BRA' (8.6 Ha)
- Urban Growth Boundary
- Key Road Connection
- Pedestrian & Cycle Way

NOTES:

- Areas are shown to the nearest 0.1 Ha & dimensions to the nearest 0.1m
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey
- The within Lots are subject to existing Land Covenants & Consent Notices.

**SUBMISSION 3248 - ESPIE EVIDENCE - APPENDIX 1:
PLAN OF THE PROPOSED RELIEF**



**SUBMISSION 3248 - ESPIE EVIDENCE - APPENDIX 2 :
PLAN OF THE CONTEXT OF THE SUBMISSION SITE**

