

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 12  
– Upper Clutha  
Annotations and  
Rezoning Requests

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**REBUTTAL EVIDENCE OF HELEN JULIET MELLOP  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**UPPER CLUTHA MAPPING ANNOTATIONS AND REZONING REQUESTS**

**5 May 2017**

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Appendix 1 - Figure 13 from evidence of Mr Field dated 4 April 2017

## 1. INTRODUCTION

- 1.1 My full name is Helen Juliet Mellsop. I am a landscape architect and have been self-employed as an independent consultant since 2010.
- 1.2 My qualifications and experience are set out in my statement of evidence in chief dated 20 March 2017.
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.
- 1.4 All references to Proposed District Plan (**PDP**) provision numbers are to the Council's Reply version of those provisions unless otherwise stated. In addition, references to **[CBX]** are to the Council's Bundle of Documents (**CB**) dated 10 March 2017.

## 2. SCOPE

- 2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of the listed submitters:
- (a) Duncan White for Ranch Royale Estate Limited (412);
  - (b) William Field for Michael Beresford (149);
  - (c) Paddy Baxter for Allenby Farms Limited (502);
  - (d) Hannah Ayres for Hawthenden Limited (776);
  - (e) Julian Haworth and Di Lucas for Upper Clutha Environmental Society (145);
  - (f) Duncan White for Sarah Burdon and Glen Dene Ltd (282, 384);
  - (g) Benjamin Espie for Sarah Burdon and Glen Dene Ltd (282, 384);
  - (h) Nicholas Geddes for Wakatipu Holdings (314);
  - (i) Anne Steven for Wakatipu Holdings (314);

- (j) Benjamin Espie for James Cooper (400);
- (k) Benjamin Espie for Sunnyheights Limited (531);
- (l) Michelle Snodgrass for Lesley and Jerry Burdon (581);
- (m) Michael Kelly for Lake McKay Station Limited (482);
- (n) Michelle Snodgrass for Jeremy Bell Investments Limited (782);
- (o) Benjamin Espie for Jeremy Bell Investments Limited (820);  
and
- (p) Charles Grant for seven Albert Town property owners (FS1038).<sup>1</sup>

**2.2** I also confirm that I have read the following statements of evidence, and consider that no response is needed:

- (a) Dean Chrystal for Michael Beresford (149)
- (b) Duncan White for Allenby Farms (502); and
- (c) Steve Leary for Hawthenden Limited (776).

### **3. WANAKA URBAN FRINGE (GROUP 2)**

#### **DUNCAN WHITE FOR RANCH ROYALE ESTATE LIMITED (412)**

**3.1** Mr Duncan White has filed evidence in support of rezoning land adjoining SH84 (Lot 1 DP 303207) from Rural to a form of Three Parks Special Zone, with a residential density of 1500m<sup>2</sup> to 2000m<sup>2</sup> sought over most of the land, and a triangular section adjacent to SH84 being retained as Rural Zone.

**3.2** The relief sought has changed considerably from that assessed in my original evidence. At that time a Three Parks zoning with a Commercial or Tourism and Community Facilities sub-zoning was sought over the entirety of Lot 1 DP 303207 and Lot 1 DP 15227 (the adjacent Puzzling World site).

<sup>1</sup> The Panel's Minute dated 1 May 2017 requested Council to make verbal comments on the matters raised in Mr Grant's evidence and to the extent that this was not possible, to provide further commentary in Council's reply. To assist the Panel I have also provided some written comments in this rebuttal evidence.

- 3.3** While I understand that the Three Parks Zone (a zone contained in the Operative District Plan (**ODP**)) is not under consideration in Stage 1 of the District Plan review, I have assessed the potential landscape and visual impacts of residential development to the density sought.
- 3.4** The proposed retention of Rural zoning in the north-east corner of the site goes a small way towards protecting the character of the approach to Wanaka township. However **Figure 1** below, which overlays the proposed zoning on an aerial photograph of the site, shows that the residential zoning would cover a large part of the moraine landform, including the crest and the north-western portion. Residential development within this area would be clearly visible from SH84 and would significantly detract from the naturalness, coherence and rural character of the road corridor. If development were to occur on the south-western face of the moraine ridge, I consider it would need to be located sufficiently far down the slope that roofs were not visible from SH84. Any new road entries to the site from SH84 would also need to be carefully designed to avoid significant modification of the distinctive hummock and to maintain screening of any development from the highway.



**Figure 1:** Annotated zoning of Lot 1 DP 303207 proposed in Mr White's evidence overlaid on aerial photograph (aerial photograph source QLDC GIS Webmaps)

**3.5** The remainder of the rezoning area sought is immediately adjacent to a Deferred Commercial Core sub-zone of the operative Three Parks Zone. On the ground, a steep terrace escarpment of between 5 and 7 metres in height separates Three Parks-zoned land and the flatter rolling moraine land within the site (see **Figure 1** above). This escarpment contributes to the legibility of the landscape, as perceived from places to the south, and to the visual amenity of future urban areas on the lower terrace.

**3.6** I consider that the area of the site between the northern moraine ridge and the escarpment could absorb residential development of the density proposed by Mr White without degradation of the character and values of the wider urban and rural landscapes. This area is approximately 3.8 hectares in size. Development would be within the same visual catchment as future urbanisation in the Three

Parks Zone, and would appear consistent with the character of this urban area. In my view it would not represent sporadic or sprawling development within the District's rural landscapes. Consideration would need to be given to the boundary with Rural Lifestyle-zoned land to the east, and to appropriate measures to protect the rural amenity of this neighbouring land. Planting would also be required to screen development from eastbound traffic on SH84, as there is currently a view shaft into the site around the existing driveway entrance.

- 3.7** In order to maintain the integrity of the northern moraine mound and the rural character of the entry to Wanaka, I consider it would be preferable to gain access to any residential development from the area zoned Three Parks Zone in the ODP, rather than from SH84. However I acknowledge that the submitter does not own this adjacent land and there is no road connection to the site shown in the ODP Three Parks Structure Plan.

**WILLIAM FIELD FOR MICHAEL BERESFORD (149)**

- 3.8** Mr William Field has provided evidence in relation to the request by Mr Michael Beresford (149) to rezone the area of land between Peninsula Bay and Northlake Special Zone known as Sticky Forest. The subject land is zoned Rural in the PDP. The relief sought by Mr Beresford has changed significantly since I prepared my original evidence and rezoning from Rural to residential zoning is now sought over only about 20 hectares of the 50.7 hectare property. The areas of Low Density Residential (**LDR**) and Large Lot Residential zoning sought are shown in the map attached to Mr Dean Chrystal's planning evidence. An overlay of this map and the Northlake Structure Plan are shown in **Figure 2** below.



**Figure 2:** Proposed zoning and ONL line appended to Mr Chrystal's evidence at page 28 and Northlake Structure plan overlaid on aerial photograph (aerial photograph source QLDC Webmaps GIS)

**3.9** The revised proposal is outlined in paragraphs 12 to 16 of Mr Field's evidence. Of note is that Large Lot Residential development, with a minimum lot size of 2000m<sup>2</sup>, is sought within the Outstanding Natural Landscape (**ONL**) (as defined in Mr Field's evidence) and on the visually prominent ridgeline and western slopes of the site. While Mr

Field, in his evidence, has recommended an ONL boundary that follows the highest enclosing ridgeline of the lake and is relatively close to the boundary shown in the notified PDP (except in the western portion), the revised submission outlined by Mr Chrystal has sought a different ONL boundary (refer Figure 13 of Mr Field's evidence for a comparison of the two boundaries, attached as **Appendix 1** to my evidence). This boundary is north of the main ridge and excludes part of the north and north-east facing slopes of the ridge. The revised proposal has sought Large Lot Residential zoning as far north as the yellow line in Figure 13.

- 3.10** I do not oppose the amended ONL boundary location described in paragraphs 54 and 55 of Mr Field's evidence and shown as an orange dashed line in his Figure 13. The line has been refined with the aid of detailed landform mapping and I consider it more accurately follows the enclosing ridgeline on the site than the notified ONL in this specific location. With respect to the location of the boundary in the north-western part of the site, I have visited this area and can confirm that Mr Field's recommended location is appropriate. It excludes western slopes of the moraine that are not clearly part of the north-facing landform enclosing Lake Wanaka. I recommend that the PDP ONL boundary could therefore be amended to that shown as an orange-dashed line in Mr Field's Figure 13 (refer to my **Appendix 1**).
- 3.11** Mr Field has undertaken a visibility analysis of the site using computer-aided Zones of Theoretical Visibility (**ZTV**) techniques and has used the results of this analysis to determine visual sensitivity (in paragraph 53). While this analysis is helpful I consider the composite outcomes shown in Mr Field's Figure 10 should be viewed with caution. The observer points chosen are largely on the northern and western sides of the site (refer green dots on Mr Field's Figure 2) and do not include any viewpoints in Northlake (apart from Observer Point 6 on Outlet Road), Hidden Hills or Mount Iron.
- 3.12** Having visited these areas I can confirm that the LDR zone sought would be visible from the top of Hidden Hills Drive, the central part of Northlake (eg Northburn Road), other sections of Outlet Road and many places on Mount Iron (see **Photographs 1 to 3** below). The upper northern part of the proposed LDR zone would also be

potentially visible from the operative Three Parks Zone, Ballantyne Road and the western urbanised shoulder of Mount Iron (around Mount Iron Drive). Mr Field's ZTV analysis in his Figures 3 to 10, as well as his Photographic Viewpoints, show that the Large Lot Residential zoning sought would also be potentially visible from the surrounding environment, including the lake surface, urban Wanaka to the west and south of the site, Outlet Road, Northlake and Hidden Hills. This proposed development is also likely to be visible from Mount Iron.



**Photograph 1:** View towards site from Department of Conservation track on southern side of Mount Iron (photograph taken at 50mm lens equivalent at 9.19am on 04-12-16)



**Photograph 2:** View towards site from QLDC track above Hidden Hills Drive on northern side of Mount Iron (photograph taken at 50mm lens equivalent at 3.09pm on 20-04-17)



**Photograph 3:** View towards site from Northburn Road, Northlake (photograph taken at 50mm lens equivalent at 2.52pm on 20-04-17)

**3.13** Bearing in mind my evidence regarding the likely visibility of the proposed zoning, I am in general agreement with Mr Field's description (in paragraph 53) of the sensitivity of his Areas A to D to built development. I agree that Areas A and B are prominent, legible moraine ridges and slopes that form a vegetated backdrop and containment to urban Wanaka. I agree that these areas should be retained free of built structures, in order to maintain the legibility and naturalness of the moraine feature. I also agree that Area C may have some capacity to absorb carefully located and designed dwellings, if retained trees or new planting mitigated visual impacts.

**3.14** However, in my view the outcomes sought by Mr Field for this area could not be achieved with the Large Lot Residential zoning sought, even with the additional objectives, policies and rules proposed in Mr Chrystal's evidence. A considerably lower density of development would be required to avoid significant adverse effects on the integrity of the landform and the visual coherence of the landscape. The revised zoning sought by Mr Beresford would not ensure avoidance of built form and landform modification on the skyline of the ridge.

Significant planting would be needed to screen Large Lot Residential dwellings and, while appropriate indigenous planting could enhance the natural character of the ridgeline, I consider that the proposed minimum lot size of 2000m<sup>2</sup> would not provide sufficient space for effective screen planting.

- 3.15** I agree with Mr Field's statement in his paragraph 75 that Large Lot Residential development would not be appropriate within the ONL, as defined by Mr Field, or on the upper western slopes of the moraine.
- 3.16** With respect to Area D, I agree that the ridgelines and ONL boundary marked with green cross hatches on Mr Field's Figure 13 are prominent and sensitive areas that could not absorb built development. They form the skyline of the moraine ridge as viewed from the east and from Mount Iron. I note that the LDR rezoning sought does not include any additional controls or protection for these sensitive areas and would not require indigenous buffer planting to provide a vegetated backdrop to development, as recommended by Mr Field.
- 3.17** I agree with Mr Field that there is potentially some capacity to absorb a small area of LDR development in the south-eastern part of the site, as long as this area integrated well with future development in the area currently zoned as Northlake Special Zone. Effective integration would be complicated by the Building Restriction Areas (**BRA**) that provide an open space buffer to the Sticky Forest site and protect the openness and natural character of the moraine that encloses Northlake to the north. If the landscape function of the BRA was to be maintained, I consider it likely that a significant vegetative buffer would be required on the eastern boundary of the LDR development within the site. A vegetative buffer might also be required to protect the amenity of dwellings (up to four anticipated) in the Northlake Special Zone Activity Area C1 that adjoins the site.
- 3.18** If LDR zoning was applied to the site, I consider that a detailed ground survey would be needed to ensure that building heights within the zoned area did not impinge on the integrity of the ridgeline to the west, as viewed from Northlake, Hidden Hills and Mount Iron.

**3.19** Taking into account the landscape values, sensitivity and visual prominence of the moraine ridge, I recommend retaining Rural zoning for the majority of the site. From a landscape and visual amenity perspective, I consider there is potential for a smaller area of LDR zoning (refer **Figure 3** below) to be absorbed, without significant adverse effects on landscape character or quality or on visual amenity. In my view the higher northern part of the LDR zone sought is too close to the amended ONL boundary, as defined by Mr Field, (which I do not oppose) and too visually prominent from the east and south to be successfully absorbed. In addition the proposed western LDR zone boundary encroaches too far onto elevated landforms or ridgelines. It is possible that the LDR zone shown in my **Figure 3** below could be appropriately extended slightly further to the west and south-west, but a detailed study with accurate contour information would be needed to confirm this. I also note that the proposed objectives, policies and rules for Sticky Forest in Mr Chrystal's evidence do not appear to contain any mechanisms for resolving the interface issues with the operative Northlake Special Zone.



**Figure 3:** Recommended area of LDR zoning from a landscape perspective shown in red (aerial photograph source QLDC Webmaps GIS)

**PADDY BAXTER FOR ALLENBY FARMS LIMITED (502)**

**3.20** Mr Paddy Baxter has filed evidence in relation to a proposed structure plan and rezoning of private land on Mount Iron and Little Mount Iron (together referred to as **Mount Iron**). The evidence relates to an amended proposal from that sought in submission 502. Allenby Farms no longer seeks to alter the boundaries of the Mount Iron Outstanding Natural Feature (**ONF**) or to rezone land above Hidden

Hills as Large Lot Residential. Instead a specific Mt Iron Park Rural Lifestyle Zone is sought, in conjunction with a structure plan for the remainder of the site. The zoning sought would facilitate up to 15 building platforms on the northern slopes of Mount Iron, three of which contain existing dwellings.

**3.21** Mr Baxter places heavy reliance on design controls and covenants to mitigate the adverse effects of future development in the proposed zone. However, a number of these have not been included in the rules and development standards in Appendix B of Mr Duncan White's planning evidence. The controls not included are:

- (a) all roofing shall be in Colorsteel 'Ironsand' (or similar in dark grey) or black;
- (b) roofs on building platforms 10-12 to have a pitch of no more than 15 degrees;
- (c) kerb and channel on roads to be avoided or limited to a flush nib edge;
- (d) avoidance of large road batters; and
- (e) 20m<sup>2</sup> of planting permitted for the purpose of herb and vegetable planting.

**3.22** In paragraphs 43 to 47 of his evidence, Mr Baxter discusses potential effects on landscape character and quality. However, he concentrates almost exclusively on aesthetic values and the amenity of views from surrounding areas. He has not assessed the extent of potential effects on the biophysical characteristics of the Mount Iron ONF, on its natural character, or on experiential or associative values.

**3.23** The proposed Mount Iron Park Structure Plan would involve removal of about 1.1 hectares of existing kanuka cover for the proposed building platforms, mostly within a Significant Natural Area (SNA E18C), revegetation of an 0.5 hectare area on Little Mount Iron, and 0.6 hectares of revegetation within the 15 proposed building platforms. I note the rebuttal evidence of Mr Glenn Davis states at paragraph 3.23 that some of the species proposed by the submitter for building platform revegetation (broadleaf, pittosporum, fierce lancewood and matai) may be difficult to establish on the site, even

with irrigation. I therefore consider that from a natural character perspective, the proposed revegetation is unlikely to provide effective mitigation of proposed kanuka removal. The successful planting that Mr Baxter has referred to in paragraph 36 of his evidence is on flatter, lower, and more sheltered moraine landforms. I also note that control of rabbits, a significant animal pest on Mount Iron, does not appear to be included in the proposed pest management programme. In my experience, rabbit control would be needed to ensure successful establishment of the proposed building platform revegetation species, and I note Mr Davis has stated in his paragraph 3.23 that any plantings would require rabbit protection and control.

- 3.24** In terms of the ecological component of natural character values, Mr Davis has stated in his rebuttal evidence that he could support rural lifestyle development on proposed platforms 3 to 9, 13 and 15, subject to a number of conditions. I infer from this evidence that the Mount Iron Structure Plan, as proposed, would result in adverse effects on ecological patterns and processes.
- 3.25** The proposed development within the rural lifestyle portion of the structure plan area would result in biophysical changes to the landscape additional to the ecological changes referred to above. These include additional earthworks to create access roads and building platforms, and 12 additional dwellings and domestic areas within the ONF. The Concept Earthworks plan in the Patterson Pitts Infrastructure Report appended to Mr White's evidence in his Appendix C is difficult to accurately interpret because of the scale and similarity of colours used for different cut and fill heights, but appears to show cuts of up to 2.5 metres and fill of up to 2.0 metres on the access from Rob Roy Lane. Cut and fill batters are to be revegetated with native species, but in my experience it is difficult to establish effective screening vegetation on steep road batters, particularly on cut batters. I consider that road and building platform earthworks would modify the natural landform to a moderate extent.
- 3.26** Although native revegetation of 400m<sup>2</sup> is proposed in each building platform, there is no restriction on exotic planting within the remaining 600m<sup>2</sup> or more of unbuilt land within each platform. Exotic tree and

shrub planting within the platforms could therefore detract from the natural character of the feature and the integrity of vegetative patterns.

- 3.27** As stated in paragraph 7.45 of my evidence in chief, I consider that Mount Iron is highly sensitive to the adverse cumulative effects of additional built development and domestication. I consider that the rural living development proposed would adversely affect the integrity of the landform, the natural processes of indigenous regeneration and the scenic and wild values of the feature to a significant extent. In my view these adverse effects would outweigh the positive effects of revegetation and weed/pest control on natural character values.
- 3.28** Overall I consider the proposed structure plan would result in a high level of adverse effects, including cumulative adverse effects, on the landscape character, quality and values of Mount Iron.
- 3.29** With respect to effects on visual amenity, I disagree with Mr Baxter's statement in paragraph 51 that the proposal will not be visually prominent and will be absorbed within the surrounding cloak of kanuka. While proposed building floor area and height controls and the exterior materials would assist in rendering dwellings less prominent, all proposed new dwellings are likely to be visible from at least one public road or public place in the vicinity and would be visible indicators of domestication within the ONF. I have been unable to make an accurate assessment of the level of visibility, as to my knowledge no profile poles have been erected for the proposed building platform locations and building heights. The detailed nature of the relief sought is more characteristic of a resource consent application than a rezoning proposal. As part of a resource consent application, an accurate assessment of the visibility and consequent visual effects could be made with the assistance of building profile poles.
- 3.30** The native plant species proposed for revegetation within building platforms have predominantly bright or light green foliage that would contrast with the dark khaki of the surrounding kanuka forest. Together with potential exotic vegetation within the platforms, the

planting is likely to result in distinct islands of contrasting vegetation on the mountain slopes that would undermine the visual coherence of the feature and exacerbate the domesticating effects of dwellings, roads and residential activities.

- 3.31** I acknowledge that weed control, pest control, revegetation and enhanced public access could result in positive effects on the natural and experiential values of Mount Iron. However, in my opinion, the adverse landscape and visual effects of proposed rural lifestyle development would outweigh these positive effects. A lesser number of additional platforms, combined with the offered landscape management benefits, could lead to an overall positive landscape outcome. In my opinion, the additional platforms most likely to be successfully absorbed into the landscape are 1, 2 and 13.

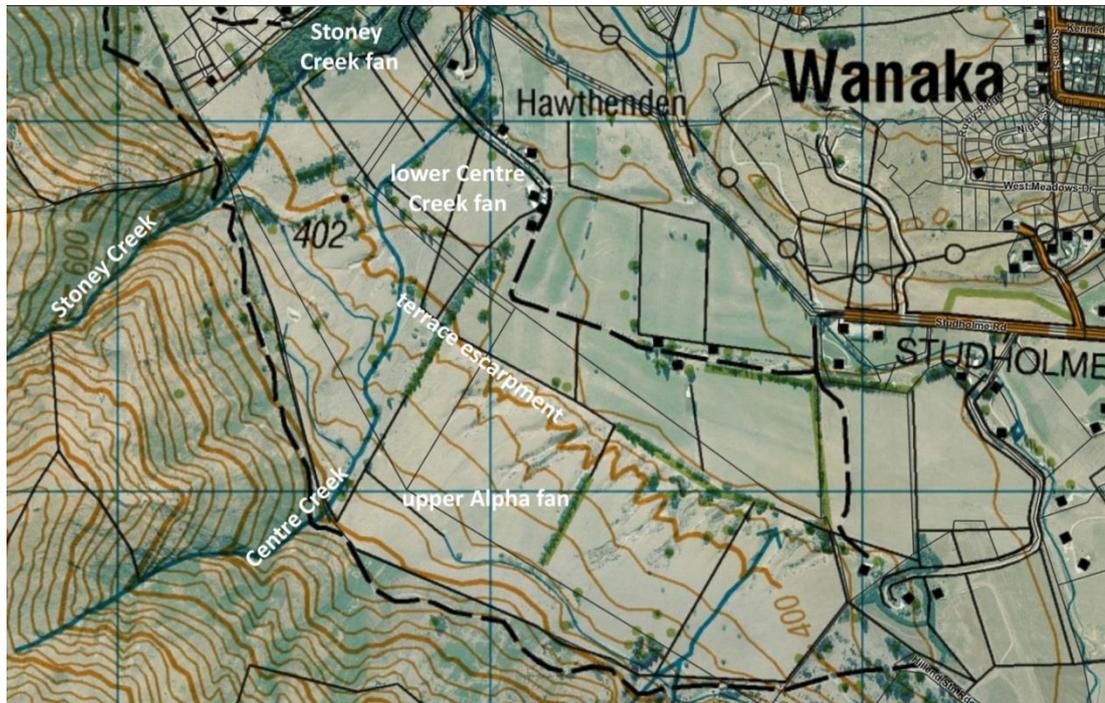
#### **Hannah Ayres for Hawthenden Limited (776)**

- 3.32** Ms Hannah Ayres has filed evidence in relation to the location of the ONL boundary on the Hawthenden Limited property. Ms Ayres in paragraphs 6.5 and 6.6 discusses restrictions on farming activities within ONL that she considers provide reasons to reassess the ONL boundary. In my opinion the restrictions are overstated.
- 3.33** Under the ODP there is no particular restriction on planting exotic shelter belts within ONL and no restriction on horticultural or agricultural uses. There are also no particular restrictions on earthworks or construction of farm buildings in the ONL outside the Wakatipu Basin. Earthworks and farm buildings are permitted or controlled activities, respectively, as long as they comply with the Site Standards in 22.3.3 and 5.3.5.1 of the ODP. In my view the ONL classification does not unduly restrict farming use of the land and any such restrictions do not provide good reason to reassess the ONL boundary. I consider that the PDP would not result in any meaningful increase in restrictions on farming activities. Earthworks provisions would be unchanged and the PDP Rural Zone rules provide for farm buildings in the ONL (below 600 metres above sea level (**masl**)) as a permitted activity, as long as they meet density, height, floor area and external appearance standards.

- 3.34** In her paragraph 7.4, it appears that Ms Ayres considers I have accepted the findings of the Environment Court *Hillend* decision<sup>2</sup> without undertaking an independent assessment. While I accepted as fact the information in that decision about the geological origins of the fan, I went on to make my own assessment of the landscape values and significance of the upper Alpha fan.
- 3.35** In paragraphs 8.2 to 8.6 of her evidence, Ms Ayres states that a landscape needs to have a specified (preferably moderate to high) level of natural character in order to be considered for classification as an ONL. I agree that a landscape or feature must be both outstanding and natural to come within section 6(b). However I do not agree with the premise that a landscape must first achieve a certain 'grade' on a scale of naturalness before it can be assessed for 'outstandingness' in terms of other aspects of landscape character and value. This was the methodology used in Ms Steven's review of the landscape boundaries report, and in Ms Ayres' landscape assessment for Hawthenden Farm. It is clear that an urban landscape or a highly modified rural living landscape could not be classified as an ONL. However, it is important to note that natural character or naturalness is one factor of several to be considered in a holistic manner when assessing whether a landscape is an outstanding natural one.
- 3.36** In paragraph 9.1 on page 16 of her evidence, Ms Ayres states that the truncated terrace edge of the upper Alpha fan is not a sufficiently legible landscape boundary and that land above and below this face has the same landscape characteristics. I agree that the escarpment is interrupted by the active alluvial fans from Centre Creek and Stoney Creek, but consider that it remains a clearly legible boundary (refer **Figure 4** and **Photographs 4 to 6** below). **Figure 4** also shows that the slope of the landform generally differs considerably above and below the escarpment and that the upper fan has very little built form (apart from water tanks), while the lower area contains a number of dwellings and farm buildings. Indigenous grey shrub land

2 *Wakatipu Environmental Society Inc v Queenstown Lakes District Council* [2003] NZRMA 289 (EnvC).

vegetation has colonised the eroded gullies and face of the escarpment, but vegetation in the lower area is almost completely managed pasture/crops or exotic trees.



**Figure 4:** Aerial photograph of upper Alpha fan with contours overlaid (source QLDC GIS Webmaps)



**Photograph 4:** View towards escarpment of upper Alpha fan from lower terrace within Hawthenden Farm (photograph taken at 50mm lens equivalent at 4.09pm on 04-01-17)



**Photograph 5:** View towards eastern part of upper Alpha fan from Mount Iron track (photograph taken at 105mm lens equivalent at 9.05am on 04-12-16)



**Photograph 6:** View towards western part of upper Alpha fan from Mount Iron track (photograph taken at 105mm lens equivalent at 9.05am on 04-12-16)

**3.37** In paragraph 9.5 Ms Ayres quotes geologist Steve Leary's evidence. He has clarified that the active Alpha fan continues below the truncated edge, at least in the north-western area, and has stated his opinion that the fan is not distinctive in the District from a geological perspective. The geological significance of the fan is outside my area of expertise. Ms Ayres notes in paragraph 9.7 on page 18 of her evidence that many of the alluvial fans identified in Mr Leary's evidence are not included in ONLs. I would point out that Mr Leary's Figures 3 and 4 show that the upper parts of many of the identified fans, where they adjoin the schist mountain slopes, *are* included in ONLs.

**3.38** Similarly in paragraph 9.7 on page 21 of her evidence, Ms Ayres relies on Mr Leary's evidence in concluding that the Alpha fan as a whole is not distinctive and therefore not 'outstanding'. It is outside my area of expertise to dispute Mr Leary's assessment of geological distinctiveness, but I remain of the opinion that the upper Alpha fan should be classified as part of the ONL of the Mount Alpha face. My reasons include:

- (a) the legibility and expressiveness of the upper fan – the way it clearly demonstrates the formative processes of alluvial deposition;
- (b) the prominence and distinctive wedge-shaped form of the upper fan when viewed from public and private places in and around Wanaka township;
- (c) the lack of built form on the upper fan and the ongoing natural processes of indigenous vegetation spread, erosion of the truncated escarpment and continuing alluvial deposition; and
- (d) the importance of the upper fan to the aesthetic values of the Mount Alpha face as a whole, including its visual coherence, memorability and perceived naturalness.

**3.39** Ms Ayres' evidence also addresses the rezoning for rural living in three areas of Hawthenden Farm. In paragraph 10.5 she states that, in relation to the Rural Residential zoning sought, specially designed covenants and other conditions imposed at subdivision stage would

ensure that rural character was maintained. In my opinion the provisions of the PDP Rural Residential Zone do not provide certainty that any such covenants or conditions relating to setbacks, building materials or landscaping would be imposed. Restricted discretionary subdivision down to 4000m<sup>2</sup> lots, 6-metre building setbacks, and dwellings up to 500m<sup>2</sup> with recessive external materials are anticipated in the zone. The matters to which discretion is restricted in the Right of Reply version of Chapter 27 Subdivision **[CB18]** include ecological and natural values, and the assessment criteria includes the extent to which subdivision design maintains and enhances rural living character, landscape values and visual amenity. However in my opinion the anticipated type of development within the Rural Residential Zone would not retain sufficient rural character to clearly distinguish this zone from the notified PDP Large Lot Residential Zone north of Studholme Road.

- 3.40** I note that the support stated in my original evidence for Rural Lifestyle zoning in Areas A and C on Hawthenden Farm was based on the assumption that the notified Rural Lifestyle density of a one-hectare minimum and two-hectare average lot size would apply to the land.
- 3.41** In summary, I continue to consider that the ONL boundary only requires minor alterations (as shown in Figure 2 in my statement of evidence) and I oppose the relief sought by the submitter in so far as it relates to the ONL boundary. In addition, I do not oppose the rezoning sought in Areas A and C but consider that Area B could be rezoned to Rural Lifestyle Zone and not Rural Residential Zone as sought by the submitter.

**JULIAN HAWORTH AND DI LUCAS FOR UPPER CLUTHA ENVIRONMENTAL SOCIETY (145)**

**3.42** Mr Julian Haworth has filed evidence for the Upper Clutha Environmental Society (145)<sup>3</sup> in relation to the ONL boundaries and rezoning requests in the Upper Clutha area. Mr Haworth states at paragraph 53 that I have misunderstood the process undertaken when a landscape boundary is considered as part of an appeal to the Environment Court (under the ODP framework). I understand this process well, having been involved in a number of appeals, and acknowledge that cross-examination in the court context can lead to a close examination and testing of expert evidence. However, my point in the paragraph quoted by Mr Haworth is that assessment of ONLs and ONFs by a district council should be done on a district-wide basis, identifying those landscapes and features that are outstanding in the context of that district. Classification through a resource consent appeal process does not take a district-wide approach.

**3.43** In relation to paragraph 79 of Mr Haworth's evidence, I would clarify that I have not recommended amending the ODP landscape boundary at the south-eastern end of the upper Alpha fan. The ONL boundary determined by the Environment Court and included in Appendix B Map 1 of the ODP excluded existing dwellings from the ONL.

**3.44** Ms Lucas has filed evidence in relation to the objectives, policies and assessment matters in Chapters 3, 6 and 21 of the notified PDP and in relation to landscape classifications in the Upper Clutha. The evidence has already been presented at the hearing on Chapter 21 and matters relating to the text of the notified PDP have already been addressed in the evidence of Dr Marion Read for the Strategic Direction **[CB38]** and Rural **[CB47]** hearing streams.

3 This submission also relates to land dealt with under my heading "Rural" below, but I address it here as it also relates to land grouped as "Wanaka Urban Fringe".

- 3.45** Ms Lucas has provided evidence in relation to the location of the ONL boundaries in two locations – Waterfall Creek and the Maungawera Valley.
- 3.46** In paragraphs 61 to 64 of her evidence, Ms Lucas provides reasons why she considers that the small roche moutonnée just west of Ruby Island Road, and the current and former Waterfall Creek alluvial fans surrounding the hill, should be included within the wider ONL of Mount Alpha. I agree that the hill is one of a series of roche moutonnée along the south-western shore of Lake Wanaka that contribute to the legibility of the ice-sculpted landscape and its aesthetic values. The fans and paleo channels of Waterfall Creek are however modified by horticultural and rural living activities and are not particularly legible or expressive. The hill west of Ruby Island Road is modified by residential development, domestic gardens, driveways and dense exotic tree planting. I concur with the conclusion of Dr Read in paragraph 3.4.2 of her landscape boundaries study **[CB68]** that the hill and surrounding fans within the Blennerhassett property are more similar in character to the rural land to the west than to the landscape northwest of Waterfall Creek.
- 3.47** In paragraphs 65 and 66 of her evidence, Ms Lucas provides brief reasons for including the alluvial fan at the Lake Wanaka end of Maungawera Valley within the ONL of Dublin Bay and the lake edge. I agree that this large fan is a spectacular and highly legible alluvial fan that has high aesthetic values within the setting of the lake, Stevenson Arm, The Peninsula and Mount Burke. I note that Mr Steve Leary, in his evidence for Hawthenden Limited (776), identified the fan as one of the best preserved and most geologically significant in the District. To my mind, the characteristics that prevent this area from being included in the wider ONL are the level of human modification and domestication and its similarity to the remainder of the valley, which is classified as Rural Landscape Classification (**RLC**). The fan has a domesticated farmed character that is continuous with that of the Maungawera Valley to the east and distinct from that of the lake edge escarpment and the surrounding mountains and hills.

#### 4. RURAL

##### **DUNCAN WHITE AND BENJAMIN ESPIE FOR SARAH BURDON AND GLEN DENE LTD (282, 384)**

4.1 Mr Duncan White and Mr Benjamin Espie have filed evidence in relation to the rezoning sought by the submitters in the vicinities of Lake Hāwea Holiday Park (282) and Glen Dene homestead (384).

4.2 With respect to the Rural Lifestyle zoning sought for the Glen Dene homestead area, I note that Mr Espie has recommended an expansion of the BRA proposed in submission 282. The expanded area shown in Appendix 3 of his evidence does not include all the open slopes leading down to the lake that are visible from the lake and from Gladstone, and the public walking trail between Gladstone and Lake Hāwea township. **Figure 5** below is an annotated version of Mr Espie's Appendix 3, showing the additional area that I consider should be included in the proposed BRA. There is potential for rural lifestyle development on these open slopes to be visually prominent from public places in the surrounding landscape. In my view, visible development on these slopes would significantly detract from the perceived naturalness of the ONL.



APPENDIX 3: Proposed Rural Lifestyle Zone sought by the submission. Annotated by Helen Mellisop

vivian+espie  
resource management and landscape planning

**Figure 5:** Annotated version of Mr Espie's Appendix 3 showing additional area to be included in any BRA.

- 4.3** With respect to Lake Hāwea Holiday Park, Mr Espie's evidence and that of Mr White describe a modified rezoning proposal. This involves rezoning three parcels of land from notified Rural to a modified version of the ODP Rural Visitor Zone. Changes to Chapter 12 of the ODP are proposed that would make residential activity on the land non-complying, introduce a site standard for landscaped road setbacks of 20 metres, and introduce zone standards that limit building heights to 5.5 or 8 metres in defined areas and limit total building coverage to 7%.
- 4.4** The extent of the rezoning sought in submission 384 was somewhat unclear in both the text of the submission and accompanying map. In my evidence dated 17 March 2017 I assessed the potential rezoning of 15.7 hectares of Council-owned land (Pt Sec 2 Blk II Lower Hāwea SD). The evidence of Mr Espie clarifies that rezoning of an additional 7 hectares of land (Lots 1 and 2 DP 418972) is also sought.
- 4.5** The 1.4 hectares of land contained in Lot 1 DP 418972 is separated from the remainder of the land sought to be rezoned by an open area

of pasture administered by Contact Energy. In my opinion, development of Lot 1 DP 418972 in accordance with the modified ODP Rural Visitor zoning sought would result in inappropriate sprawl of development northwards from the existing campground node. This sprawl of development would adversely affect the natural character and aesthetic values of the wider ONL of Lake Hāwea and Mount Maude. I oppose this aspect of the relief sought.

- 4.6** Lot 2 DP 418972 is an elongated 5.6 hectare lot located between the campground and Makarora – Lake Hāwea Road (SH6). Much of the land is clothed in low bracken and exotic weeds and is highly visible from the highway. In paragraphs 5.17 and 5.18 of his evidence, Mr Espie states that the proposed density standard, the 20 metre setback and the consent authority's control over landscaping would ensure that visual amenity would be maintained for users of SH6.
- 4.7** I disagree with this opinion. In the northern third of the lot, the land slopes gently eastward from SH6 and built development of 8 metres in height and 20 metres from the road boundary would be visually prominent from the highway. Planting to adequately mitigate the adverse visual effects of such development would obscure valued views from the road to Lake Hāwea and the more distant mountains. In the southern two-thirds of the lot, the land slopes more steeply from SH6 but the 20-metre set back would allow built development set into the slope and visible from the road. Once again, planting to screen buildings could also obscure valued views of the ONL. In my view the only part of this lot that has potential to absorb built development without compromising the visual amenity values of the landscape is the lower sycamore-covered area immediately adjacent to the existing campground activities.
- 4.8** With respect to the 15.7 hectares of Council-owned land that forms the current Lake Hāwea Holiday Park, the proposed modifications to the ODP Rural Visitor zone go some way towards addressing potential adverse effects on landscape character and visual amenity. I consider the proposed building height limits on this land would appropriately limit the visual prominence of built form. However, I am uncertain whether the landscape outcomes described in paragraph

5.10 of Mr Espie's evidence would be assured as a result of the proposed built coverage limit. A building coverage of 7% on the Council-owned land would translate to 10,990m<sup>2</sup> of building floor area. For comparison, this would approximate to 21 dwellings of 500m<sup>2</sup> floor area. Absorption of this extent of built development without significant adverse effects on the character of the wider landscape or on visual amenity would require excellent design, in terms of site layout, retention of existing vegetation and landscaping. I do not consider that the matters of control in the ODP Rural Visitor zone would be sufficient to ensure a high-amenity landscape outcome.

**NICHOLAS GEDDES AND ANNE STEVEN FOR WAKATIPU HOLDINGS  
(314)**

- 4.9** Mr Nicholas Geddes has filed evidence in relation to the rezoning sought for land located on Church Road north of Luggate, from Rural zone to Rural Lifestyle zone. In paragraph 48 Mr Geddes states that Council experts are satisfied in relation to the rezoning sought, with the exception of my concerns about adverse effects on the neighbouring ONL. This is incorrect. I have also identified potential adverse effects on the rural character of the landscape, on visual amenity values, and on the distinction between township and surrounding rural land in paragraphs 8.90 and 8.92 of my evidence.
- 4.10** Ms Anne Steven has also filed evidence in relation to the rezoning proposed by Wakatipu Holdings. In her paragraphs 5.1 to 5.3, she outlines her reasons for inclusion of the southern terrace within the site in the ONL of the Clutha River corridor. She considers that this part of the site is an integral part of both the Clutha River and Luggate Creek corridors and is an open natural landform with high natural character. While I agree that the lower terrace is open and relatively unmodified, I consider that this is also the case with other terrace areas in the vicinity that are immediately adjacent to the escarpment crest on the true right bank of the Clutha. The notified boundary of the Clutha River corridor ONL in this location consistently follows the crest of the first enclosing escarpment, including the escarpment on the northern side of the lower part of Luggate Creek. In my opinion,

this topographical feature is the most logical and defensible boundary to the ONL in this particular location.

**4.11** At the time of my visit to the site in December 2016, I was unaware that the Clutha River trail is located on the same level as the site along its north-east boundary and only drops down to the bottom of the river escarpment at the southern terrace. I therefore concur with Ms Steven's statement in paragraph 7.10 that there would be direct and close views from the trail to any development within the site for about two-thirds of the river boundary. The rezoning sought is therefore likely to result in adverse effects on the naturalness of views from the trail and on people's experience of the river ONL. These would be additional to the adverse effects identified in my original evidence.

**4.12** In her paragraph 7.11, Ms Steven concludes that Rural Lifestyle zoning would not result in any worse landscape outcomes than Rural zoning, as long as built and domestic development is kept away from the southern terrace and a buffer of vegetation and open space is maintained next to the public trail. In my view the proposed zoning and provisions provide no certainty that the outcomes Ms Steven seek would actually occur. In particular, there are no specific provisions that would ensure adequate protection of the southern terrace. The ONL landscape classification that she recommends would not be relevant to the Rural Lifestyle zoning, except for non-complying and fully discretionary activities, or discretionary or controlled activities where the same landscape matters were covered in a matter of discretion or control.<sup>4</sup> The southern terrace would be a desirable location for a dwelling, as it is somewhat separated from the industrial activities adjoining the site, and overlooks the river and Luggate Creek.

**4.13** I understand that following the hearings on the PDP Subdivision Chapter, Council's position is now that the activity status of all subdivision is restricted discretionary (except where in accordance with a structure plan and the activity status would be controlled)

4 See section 20 of Mr Craig Barr's strategic report dated 17 March 2017.

rather than the notified discretionary status. Landscape-related assessment matters in Council's Right of Reply version of Chapter 27: Subdivision and Development **[CB18]** are limited to the extent to which subdivision design maintains and enhances rural living character, landscape values and visual amenity. Where zoning anticipates a certain level of rural living development, as is the case with Rural Lifestyle zoning,<sup>5</sup> my experience is that it would be difficult to adequately influence subdivision design at resource consent stage to ensure that the natural character of the adjacent ONL and the rural and pastoral character of the surrounding landscape were maintained.

**4.14** Ms Steven states in her paragraph 6.1 that the rezoning sought would result in three or four dwellings in addition to the existing residential platform on the site. However, with a total site area of 13.89 hectares and assuming a 2-hectare average over the site, the maximum number of dwellings would be six rather than four or five. If the southern terrace was free of development, as Ms Steven recommends, up to six dwellings could be concentrated on the upper north-western terrace where there is potentially high visibility from Church Road and the Clutha River trail. In this area of about 7 hectares there could be one dwelling per 1.1 hectare. It is likely that dwellings would be even more tightly clustered, considering the need for buffers to the road, industrial activities to north and south, and ONL boundary to the east. The apparent density of rural living, as perceived from the road and trail, would in my view result in over domestication of the rural landscape and perceived sprawl from Luggate township.

**4.15** I also remain of the opinion that Rural Lifestyle zoning could adversely affect the natural character and visual amenity values of the adjacent ONL.

5 See paragraphs 20.11-20.13 of Mr Craig Barr's strategic report dated 17 March 2017.

## **BENJAMIN ESPIE FOR JAMES COOPER (400)**

**4.16** Mr Benjamin Espie has filed evidence in relation to the landscape classification of the Clutha River Mata-Au (**Clutha River**) and of adjacent land on the true left bank within James Cooper's property. In paragraph 6.4 of his evidence, Mr Espie states that he agrees with my finding that the Clutha River is an ONF. I concur with his description of its outstanding qualities and values of the river in this paragraph. In the following paragraph 6.5, Mr Espie then states that he does not consider the broader river corridor, including the farmed terrace lands within Mr Cooper's property, to be an ONL.

**4.17** In my view, Mr Espie has missed my point by saying in his last bullet point that the terrace lands within the corridor do not display the characteristics of the Clutha River ONL. I consider that the Clutha River is an ONF within the wider ONL of the Clutha River corridor and Clutha/Hāwea confluence. This river feature obviously does not have the same characteristics and qualities as the surrounding land. The terraces and escarpments within the river corridor and confluence area are memorable and expressive components of the corridor landscape as a whole. While parts of the terraces are intensively farmed due to large scale irrigation, many other areas of the corridor support regenerating indigenous plant communities and have a high level of naturalness. The terraces and highest enclosing escarpment also gain aesthetic value and landscape merit by virtue of their immediate association with the Clutha and Hāwea rivers and their legibility as part of this outstanding corridor and confluence.

**4.18** In his paragraph 6.6, Mr Espie states that the Clutha River corridor ONL is not sufficiently large to be a landscape in its own right. He refers to an Environment Court decision that provided guidance on how large an area of land must be before it can be considered a landscape rather than a unit of a wider landscape.<sup>6</sup> This guidance was couched in tentative terms and was introduced to the parties by the Court "*in case it is useful in future.*"<sup>7</sup> In my understanding, the

6 *Wakatipu Environmental Society v Queenstown Lakes District Council* NZEnvC Christchurch,C73/2002, 26 June 2002.

7 At paragraph 20.

characteristics of a separate landscape set out in the decision were not intended to be applied as a rule but as an aid to comprehensive assessment by landscape experts. I note that the Clutha River corridor and Clutha/Hāwea confluence landscape defined in my evidence (which includes the rivers contained within the landscape) is over 1,600 hectares in size and well above the minimum 600 hectares suggested in the Environment Court guidance.

**BENJAMIN ESPIE FOR SUNNYHEIGHTS LIMITED (PREVIOUS SUBMITTER CROSSHILL FARM LIMITED) (531)**

- 4.19** Mr Benjamin Espie has provided evidence on the rezoning and landscape boundaries sought by Sunnyheights Limited (previously sought by Crosshill Farms Limited) on land between the Clutha River and Dublin Bay Road. In his paragraph 21, Mr Espie states that he agrees with the sentiments of Ms Steven in her peer review of Dr Read's landscape boundaries report **[CB70]** that the Hāwea River corridor is not sufficiently natural or outstanding to qualify as an ONF. I consider that he is correct in relation to the Hāwea River upstream of Newcastle Road, but Ms Steven clearly states in her report that she considers the Hāwea River confluence area to be outstanding.<sup>8</sup> It is shown as an ONL in the Albert Town map appended to her peer review. Dr Read agreed with this classification of the Hāwea/Clutha confluence and amended the PDP maps accordingly.<sup>9</sup>
- 4.20** In his paragraphs 23 and 24, Mr Espie states his opinion that the alluvial terraces on either side of the Albert Town – Lake Hāwea Road (SH6) should not be classified as part of an ONL. He disagrees with my classification of the Clutha River corridor and Clutha/Hāwea confluence as an ONL and instead considers that the Clutha River ONF extends some way up the Hāwea River, as shown in his Appendix 4. In my opinion, this evidence is somewhat contradictory as Mr Espie has included the lower Hāwea River in an ONL while maintaining that the river is not an ONF and the confluence area is not an ONL.

<sup>8</sup> **[CB70]** at page 16.

<sup>9</sup> **[CB69]** at paragraphs 3.3.1 and 3.3.2.

**4.21** In my view if the confluence area is to be classified as an ONL, as I believe Dr Read, Ms Steven, Mr Espie (to a lesser extent) and I maintain, then the boundaries of this landscape should be consistently defined. On the true right of the Hāwea River, I consider that the top of the enclosing escarpment is the most logical, legible and defensible boundary. This is where I have located the boundary in **Figure 9** of my evidence in chief. This escarpment is clearly perceived as a dominant enclosing element of the confluence from the surrounding area, including SH6 (refer **Photographs 7 to 9** below).



**Photograph 7:** View south-west from SH6 to lower terrace and enclosing escarpment of Clutha/Hāwea confluence (photograph taken at 50mm lens equivalent at 9.05am on 19-01-17).



**Photograph 8:** View north from SH6 to lower terrace and enclosing escarpment of Clutha/Hāwea confluence (photograph taken at 50mm lens equivalent at 9.05am on 19-01-17).



**Photograph 9:** View east from Clutha River bank towards lower terrace and edge of enclosing escarpment in mid ground (photograph taken at 50mm lens equivalent at 9.22am on 19-01-17).

**4.22** I do not agree with Mr Espie's statement in his paragraph 24 that the ONL includes land that is very significantly modified. As with other ONLs within the District, there are some parts of the landscape that are modified by pastoral farming and recreational activities, including the Albert Town Camp Ground both west and east of SH6 and the rodeo arena east of the highway. However, there are very few buildings within the landscape, and no dwellings. The large majority of the terrace land north and west of the Clutha and Hāwea Rivers, respectively, is retired farm land with a mix of indigenous dryland vegetation, planted and wilding exotic trees, and regenerating kanuka forest. Natural processes are occurring in most of the area and the overall level of naturalness is moderate to high.

**MICHELLE SNODGRASS FOR LESLEY AND JERRY BURDON (581)**

**4.23** Ms Michelle Snodgrass has provided evidence in relation to the rezoning of land sought between Lake Hāwea and the Makarora - Lake Hāwea Road (SH6). The site is zoned Rural in the PDP and is within an ONL.<sup>10</sup> The submitter seeks to rezone it to 'The Dene Rural Lifestyle Zone.'

**4.24** In her paragraphs 7 and 11, Ms Snodgrass relies on conditions imposed at subdivision stage and the proposed objectives and policies of 'The Dene Rural Lifestyle Zone' to ensure that the identified adverse landscape and visual effects of rural lifestyle development are avoided and mitigated. In Ms Snodgrass' understanding, conditions imposed at subdivision are to ensure that there is only a single shared vehicle access way, that earthworks are minimised, and that design controls are imposed on building size, materials and curtilage activities. Ms Snodgrass also relies on extensive native revegetation of the BRA to screen development and to mitigate adverse effects on natural character.

**4.25** In my opinion, the Rural Lifestyle zone and Subdivision provisions in the PDP, even with the additional specific objectives and policies proposed by Lesley and Jerry Burdon, would not provide the certainty

10 See paragraph 4.12 of this rebuttal evidence regarding ONLs in zones other than Rural.

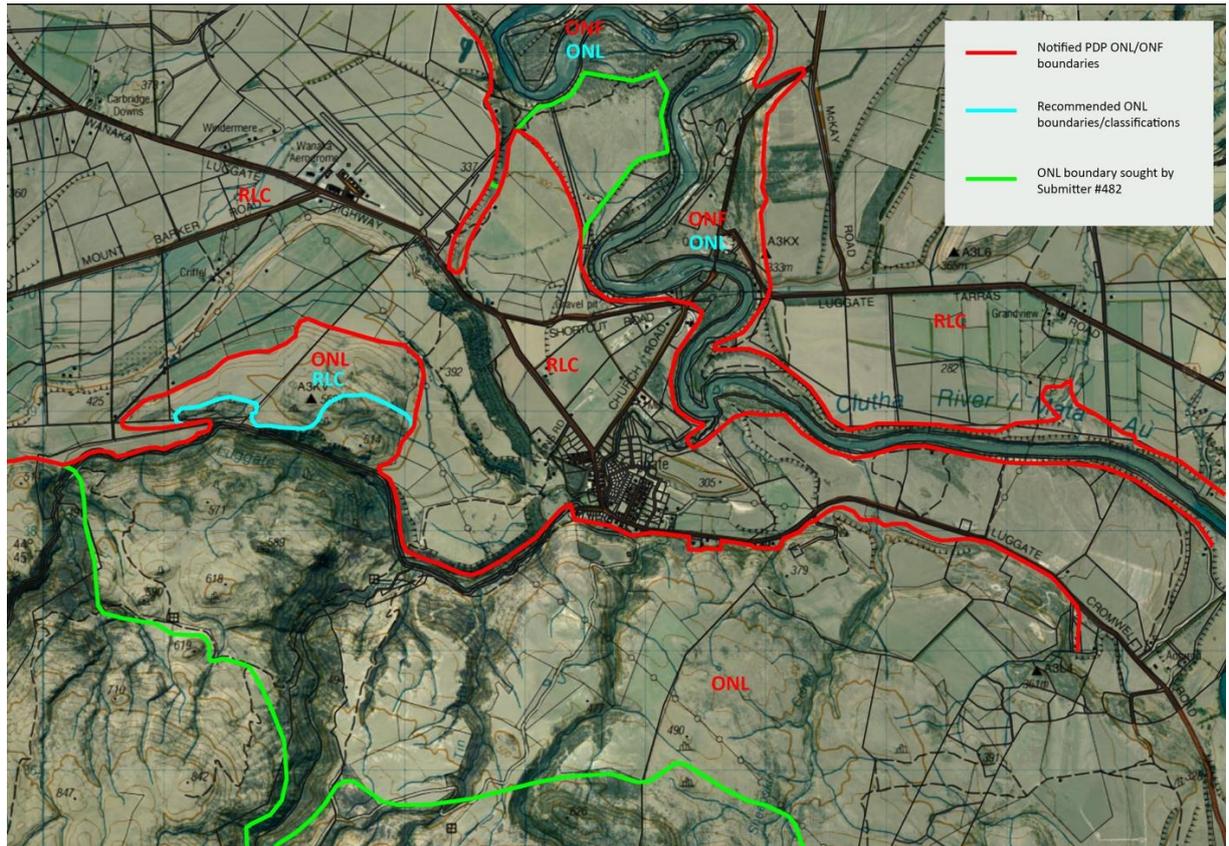
of outcomes that Ms Snodgrass relies on in her assessment. In particular, my experience is that successful large scale indigenous revegetation, implemented as part of a rural living subdivision, is rare in the District. Ongoing maintenance of plantings and replacement of plant losses is required for many years and owners of newly purchased rural living lots often do not have experience or interest in ensuring successful establishment. There is also no surety that a comprehensive vegetation management plan, with appropriate maintenance provisions and ongoing reporting to Council, would be required by Rural Lifestyle subdivision consent conditions.

- 4.26** In paragraph 12 of her evidence I consider Ms Snodgrass mistakenly conflates visual impact and natural character. While some aspects of natural character do relate to visual perceptions (eg. scenic values), a landscape's level of naturalness on a continuum from completely modified to pristine is not dependent on whether or not people can view the landscape. I remain of the opinion that any beneficial effects of revegetation on natural character would be outweighed by human modification of the site as part of rural lifestyle development.
- 4.27** I note that there is an apparent contradiction between Ms Snodgrass' determination of visibility from Makarora – Lake Hāwea Road (SH6) in her paragraph 17 (Location 2 partially visible) and paragraph 44, where she states that dwellings at Locations 1 and 3 would also be briefly visible, until screened by native planting. Although the proposed dwelling locations were not marked when I visited the site in December 2016, it appeared that development on Locations 1, 2 and 3 would be potentially visible from the road.
- 4.28** In her paragraph 29, Ms Snodgrass lists those matters that we agree on. I generally concur but note that I do not consider the final bullet point is correct. In my view the proposed objectives and policies would not provide certainty of an appropriately sensitive development.
- 4.29** Ms Snodgrass in her paragraphs 32 to 34 goes on to discuss some elements of rural lifestyle development that I considered would contribute to adverse landscape and visual effects. She acknowledges that access ways, entranceways, letter boxes, vehicle

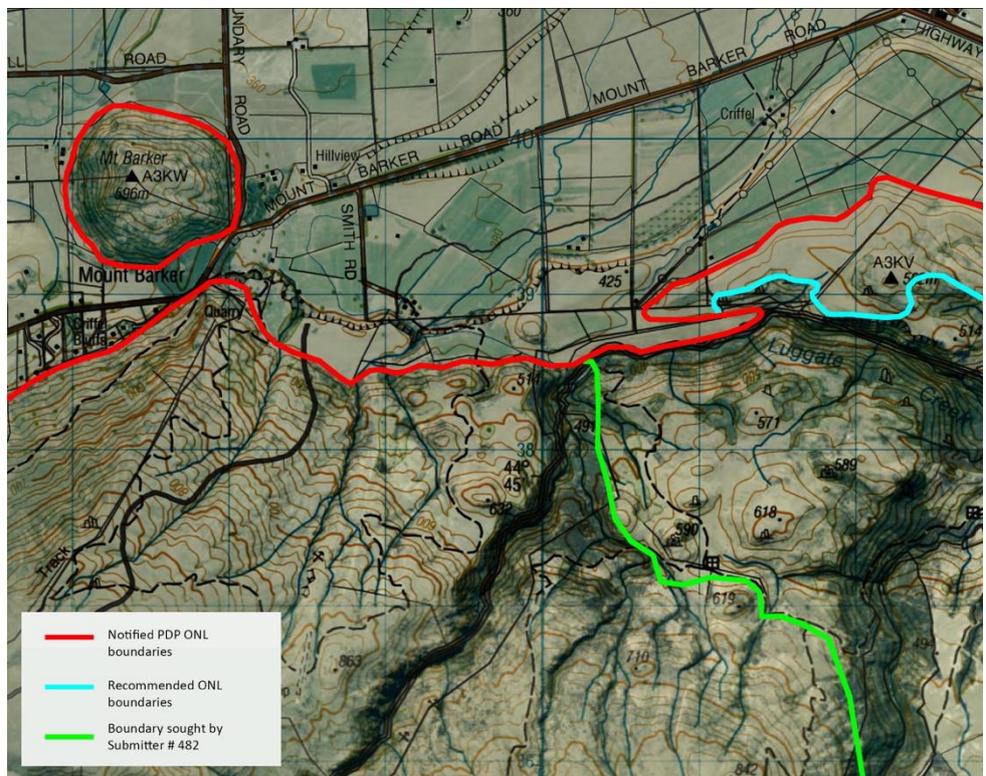
movements, smoke from fires, and lighting would all be perceived from outside the site. In my view all these elements, together with dwellings, gardens and other curtilage activities, would contribute to inappropriate domestication of the ONL.

#### **MICHAEL KELLY FOR LAKE MCKAY STATION LTD (482)**

- 4.30** Mr Michael Kelly has provided evidence in relation to the boundary of the Pisa/Criffel range ONL on Lake McKay Station and Criffel Station. I note that this is planning evidence rather than expert landscape evidence, but as he takes views on landscape matters I wish to respond. In his paragraph 3.10 Mr Kelly clarifies that the location of the ONL boundary sought by Lake McKay Station Limited is at the 550 masl contour east of the south branch of Luggate Creek, lowers to 450masl where it crosses Luggate Creek, and continues on this contour on Criffel Station in a westerly direction. In paragraph 5.5 Mr Kelly also clarifies the ONL boundary sought at Rekos Point.
- 4.31** I have amended the maps included in my original evidence as **Figures 6 and 7** below to show the clarified boundaries sought by submitter 482 at Rekos Point and on Criffel Station (refer **Figures 6 and 7** below). However, I am still unsure of the exact boundary sought between the north and south branches of Luggate Creek, as it is difficult to define the exact 550 masl contour in the hummocky land south of Luggate Creek gorge.
- 4.32** I maintain my opinion that the appropriate ONL boundary is the notified version, as shown in Figures 6 and 7 above.



**Figure 6:** Notified and recommended ONL boundaries on and near Lake McKay Station, and approximate amended ONL boundaries sought by submitter #482.



**Figure 7:** Notified and recommended ONL boundaries of the Criffel/Pisa Range ONL, and approximate boundary sought by submitter #482.

- 4.33** In paragraph 3.21 of his evidence, Mr Kelly states that Knob A3KV is of similar geological formation to the hills in the Mid-run area of Lake McKay Station and that on this basis the Mid-run area should be excluded from the ONL classification. Figure 5 in my evidence in chief shows that there are isolated pockets of glacial till in lateral moraine remnants (Q12t) and terrace remnants (Q10t), and alluvial outwash gravels (Q6a) within a predominant area of schist on the northern end of the Criffel and Pisa ranges. It can be seen in Figure 5 that Knob A3KV is outside the ice-eroded schist shoulder of the mountain range.
- 4.34** In relation to Knob A3kV, I also maintain my opinion that the appropriate ONL boundary is the version as shown in **Figure 6** above.

**MICHELLE SNODGRASS FOR JEREMY BELL INVESTMENTS LIMITED  
(782)**

- 4.35** Ms Michelle Snodgrass has provided evidence in support of the rezoning of land south of Wanaka airport from Rural zone to Airport Zone. The proposed objectives, policies and rules for this zone were determined as a result of deliberations during the hearing for Stream 8 and are included in the Right of Reply for Chapter 17 **[CB65]**. I had not read these provisions when I prepared my evidence in chief on the landscape effects of submission 782 and did not have any detailed parameters for the type of development possible within the Wanaka Airport Mixed Use Zone proposed in the submission.
- 4.36** The Airport Zone provisions have now been clarified, and additional objectives, policies and rules proposed for the submitter's land are set out in the evidence of Mr Jeffrey Brown. A structure plan for the rezoning area sought is also appended to his evidence. Ms Snodgrass has provided a comprehensive landscape and visual assessment of the rezoning currently sought. I have reviewed her assessment and have the following comments to make.
- 4.37** The proposed rezoning could result in buildings of between 7 and 12 metres in height within 5 metres of the SH6 boundary or 10 metres of

the Mount Barker Road boundary. Development would be partially screened from the roads by planting within a 5-metre wide landscape strip. Ms Snodgrass recommends a 75% building coverage, but this has not been included in the rules proposed by Mr Brown.

**4.38** I disagree with Ms Snodgrass' conclusion that the proposed rezoning could be absorbed without degrading the character and quality of the landscape. In my evidence in chief I concluded that part of the site had capacity to absorb sensitively designed commercial or recreational tourism development. However, in my view the Airport Zone provisions and structure would not ensure this outcome. Development enabled by the zone could result in bulky dense development, up to 3 storeys in height and in close proximity to the road boundaries. In particular, visitor accommodation development in Area A2 of the structure plan could result in dominating large scale buildings that would obscure the escarpment behind and would be out of character with existing development within Wanaka Airport. While Ms Snodgrass maintains in her paragraph 41 that views to the toe of the escarpment would be retained between buildings, the provisions of the zone would not ensure that this occurred.

**4.39** I acknowledge that under the Airport Zone provisions, buildings could be constructed on the northern side of SH6 as a controlled activity, extending eastwards from the existing hangars. Development would only be limited by the 124-metre setback from the southern side of the runway centreline and the 5-metre setback from SH6. However, I maintain that airport-related development as far east as the pine trees on Lake McKay Station, even if limited in height to 7 metres, would adversely affect the open pastoral character and natural character of the landscape. Such development would extend buildings and domestication beyond that enabled on the northern side of SH6.

**4.40** Ms Snodgrass discusses the potential visual effects of the zone in paragraphs 64 to 77 of her evidence. I agree that there would be only small adverse effects on the amenity of views from distant view points on Kane Road. However, I consider there would be a moderate to high level of adverse effect on the quality of views from SH6 and Mount Barker Road. Low key built development immediately

opposite Wanaka Airport buildings could appear as a logical part of the airport node and have acceptable adverse visual effects if the amenity planting strip was implemented. However, buildings in the western area on Mount Barker Road, including visitor accommodation of up to 12 metres in height, would be viewed without the context of visible airport buildings and would significantly detract from the natural and pastoral character of available views. This would be the case from Stevenson Road, from SH6 around the intersection with Stevenson Road, and from Mount Barker Road. Structures of 12 metres in height would substantially obscure the escarpment behind.

- 4.41** Similarly I consider that built development at the eastern end of the proposed zone (Area 3) would detract significantly from the openness, pastoral character and pleasantness of views from SH6, for people travelling both east and west.
- 4.42** I am unsure why the rezoning area takes in the toe of the escarpment, which is then excluded from development by a landscape protection notation on the proposed structure plan. If rezoning were to be approved, I consider it would be more appropriate for the zone boundary to follow the northern side of the irrigation channel with a 10-metre building setback from this boundary.
- 4.43** I agree with the majority of Ms Snodgrass' assessment, in her paragraphs 60 to 62, of the potential effects of built development on the northern side of the Wanaka Airport runway. I consider that the rezoning sought south of Wanaka Airport would have fewer adverse landscape effects, but adverse effects on visual amenity and views, as experienced from SH6, would be potentially greater.
- 4.44** Having assessed the more detailed rezoning proposal contained in Ms Snodgrass' and Mr Brown's evidence, it is my view that the zoning sought would degrade the landscape character and visual amenity values of the Rural Landscape and would not be consistent with Objective 6.3.4 of the PDP.

## **BENJAMIN ESPIE FOR JEREMY BELL INVESTMENTS LIMITED (820)**

- 4.45** Mr Benjamin Espie has provided evidence in support of the request to rezone lower terrace land on Criffel Station from Rural zone to Rural Lifestyle. I note that the relief sought has been modified to include a building height limit of 6 metres and to more clearly define the outcomes sought in the proposed Criffel Station Rural Lifestyle Zone (refer paragraph 10.13 of Mr Carey Vivian's evidence). In my opinion these changes to the rezoning proposal support my contention that Rural Lifestyle zoning is not appropriate from a landscape perspective. If such tight controls are required to avoid, remedy and mitigate the adverse effects of future development within the zone, I question whether the zone sought is the appropriate one in this landscape setting.
- 4.46** I maintain that 25 dwellings, with associated domestic elements, including driveways, gardens, curtilage activities, lighting, vehicle movements and residential activities, would have at least moderate adverse effects on the natural and rural character of the wider landscape. I also maintain that these effects would be cumulative with those of the existing Rural Lifestyle Zone to the west, which is within the same landscape of the northern edge of the Criffel Range. In my opinion the potential adverse effects of rezoning on landscape character would not be adequately mitigated by the additional objectives, policies and rules contained in Mr Vivien's evidence.
- 4.47** In my assessment, the terraces immediately adjacent to the ONL of the Criffel range are highly sensitive to the adverse effects of built development and domestication on landscape character and quality. While I have stated that this area could absorb some sensitively designed development, my view is that 25 dwellings would substantially exceed the absorption capacity of this part of the landscape.
- 4.48** In response to Mr Espie's statements in paragraph 6.2 of his evidence, I acknowledge that Mr Smith (author of the Vivian and Espie report provided by the submitter) did not identify moderate adverse effects on visual amenity values in his assessment of the

rezoning, except in the case of neighbouring dwellings and outdoor living areas in the area bounded by Mount Barker Road, SH6, Ballantyne Road and Morris/Boundary Road.

**4.49** I have visited all the representative viewpoints identified in Mr Smith's report, as well as viewing the site from the public lookout on the summit of Mount Iron. I am still of the opinion that development on the upper terrace is likely to be visible from SH6 and Ballantyne Road and that even a 'sliver' of development, as described in Mr Espie's paragraph 6.4, would constitute visible domestication that would detract from the naturalness of the visible landscape and from the visual integrity of the adjacent ONL. Future development on both the upper and lower terraces would be visible from Mount Barker Road and I consider that adverse effects on the amenity of views towards the mountain range would be moderate rather than the 'slight' extent identified in Mr Smith's report. The eastern part of the proposed Rural Lifestyle zone would also be visible from the public lookout on Mount Iron, within the same view as existing rural lifestyle development west of Mount Barker. Built development and domestication within this established area is readily apparent from Mount Iron, despite the viewing distance of about 5.5 kilometres.

**4.50** I agree with Mr Espie's statement in his paragraph 6.8 that development within the non-ONL rural landscapes does not necessarily need to be invisible or difficult to see. Residential development in appropriate locations and at an appropriate density can be absorbed without adverse visual effects. However, I maintain that the site in question is not able to absorb the proposed density of development.

**CHARLES GRANT FOR SEVEN ALBERT TOWN PROPERTY OWNERS (FS1038)**

**4.51** Mr Charles Grant has filed rebuttal evidence for a group of seven Albert Town property owners (FS1038) in response to the submissions by Alan Cutler (110) which seeks that the ONF boundary on the true right bank either side of the State Highway Bridge at

Albert Town be extended to include all open space and natural banks and terrace faces.

**4.52** The Further Submitters (FS1038) oppose Mr Cutler's submission on the basis that the notified PDP boundary for the ONF of the Clutha River is more appropriate than the amended boundary sought by Mr Cutler. In paragraph 8.117 and Figure 13 of my evidence in chief I stated that the appropriate location for the line is along the northern boundary of properties fronting the unformed portion of Wicklow Terrace and then along the northern boundary of Wicklow Terrace road reserve. However having re-examined the landform in this locality, I acknowledge that the turquoise line showing the recommended ONF boundary in Figure 13 of my evidence does not accurately follow the top of the river escarpment. An amended recommended boundary that follows the escarpment crest is shown in **Figure 8** below.

**4.53** In paragraphs 14 to 18 of his evidence, Mr Grant states that the land included within my recommended ONF boundary is zoned Township. However the notified PDP map 24b shows that the river bank area I recommend to be included is legal road and does not have a Township zoning overlay.

4.54 Mr Grant recommends in his paragraphs 26 and 27 that the appropriate location for the Clutha River ONF boundary at Albert Town would be the Otago Regional Council flooding hazard overlay boundary. In my view this line would be inconsistent with the boundary in the remainder of the river feature, which follows the top of the enclosing escarpment. I consider that Mr Grant has confused a definition of the river margin, which could possibly be defined as the maximum flood level, with the extent of the river as a landscape feature.



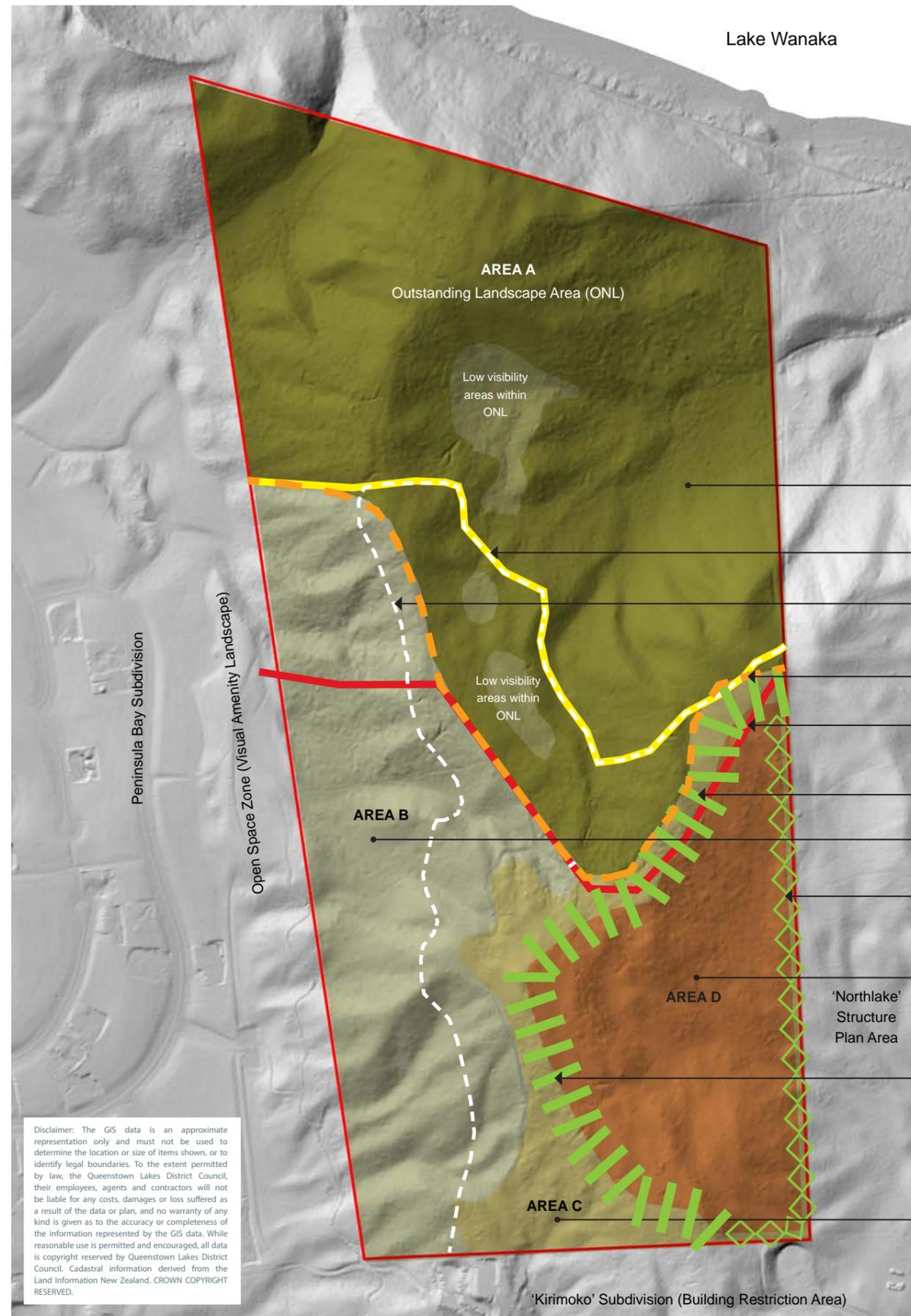
Figure 8: Notified PDP and recommended boundaries of the Clutha River ONF at Albert Town.

**Helen Juliet Mellsop**

**5 May 2017**

**APPENDIX 1**

**Figure 13 from evidence of Mr Field dated 4 April 2017**



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- AREA A - Visually sensitive ONL area
- Revised submission proposed ONL and Urban Growth boundary (Approx.)
- Revised submission proposed Large Lot Residential boundary (Approx.)
- Approximate location of recommended ONL boundary line along ridgeline. This is subject to further review at time of Outline Development Plan preparation with more accurate contour information.
- Proposed QLDC ONL boundary line.
- ONL landscape buffer area with design controls such as building location (setbacks), height, building platform levels, size, colour and materials, and new and retained planting proposals.
- AREA B - Visually prominent steep slopes should be retained free of built structures with existing vegetation retained.
- Landscape edge treatment to the Northlake subdivision area and/or careful urban design integration.
- AREA D - Least sensitive landscape area with potential for Low-Density Residential development with building and landscape design controls. Urban design considerations to create a sense of place and neighbourhood character and integration with adjacent proposed residential and landscape areas.
- Indicative alignment of ridgeline avoidance area and building design control buffer area for design controls such as building location (setbacks), building platform levels, height, size colour and materials, and landscape planting. Ridge should be avoided and planted to provide a vegetated backdrop along the skyline of the Site.
- AREA C - Visually sensitive landscape area for further investigation of possible house sites on upper flat areas below the ridgeline. These sites would need to be subject to further landscape assessment and site-specific design controls such as building location (setbacks) and building platform levels, building height, size, colour and materials, and landscape planting and planting retention, and further visual effects testing.

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**Figure 13: Landscape Sensitivity Plan**  
(Indicative based on LIDAR survey information)