

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
District Plan Review,
Hearing Stream 14,
Wakatipu Basin Chapter 24
Variation, original
submission 2101.1 and
further submission
FS7772.10

STATEMENT OF EVIDENCE BY R HADLEY

13 June 2018

INTRODUCTION

1 My name is Rebecca Hadley. I am a Trustee of the Trusts which own property at the following locations on Speargrass Flat Road;

-509 Speargrass Flat Road, Lot 2 DP447353

-505 Speargrass Flat Road, Lot 1 DP447353

2 I live with my family at the property located at 509 Speargrass Flat Road.

3 I believe that as an experienced professional landscape architect who has lived and worked in the Wakatipu Basin for nearly 25 years and has given expert evidence at local Council Hearings and the Environment Court I have an obligation to be involved in this process as it will determine the future of amenity values in the Wakatipu Basin.

4 I support the following submissions;

- Wendy Clarke, 2234

- Jan Andersson, 2167

- Shaping Our Future, 2511

- Peter, Jillian and Simon Beadle, 2430

- Robyn and Nick Hart, 2101

- Doyle, 2030

- Trojan Helmet, 2387

5 I oppose the following submissions;

- Waterfall Park Developments Ltd, 2388

- X Ray Trust Limited and Avenue Trust, 2619

6 Firstly, I would like to express my disappointment in the Queenstown Lakes District Council's (the Council) expert Planning and Landscape evidence as it continues to support the Wakatipu Basin Landscape Precinct (the Precinct) zoning over Ayrburn Farm. Secondly, I note that both the

landscape evidence of Ms Gilbert and the planning evidence of Mr Langman fail to directly address my submissions.

- 7 I oppose the Precinct zone to the north of Speargrass Flat Road and to the north of Hogan Gully road for the following reasons;

SUBMISSIONS

Wakatipu Basin Land Use Planning Study

- 8 I disagree with Ms Gilbert that the eastern end of the Speargrass Flat Landscape Character unit (LCU) has a high capacity to absorb development. The farm land to the north of the North Lake Hayes Rural Residential zone (RR) is farmed in the same way as the land at the western end of the LCU. It is open, relatively flat, rural land that is ploughed, cropped, mown for hay and grazed. The management of the steeper land on the southern faces is limited to grazing and provides containment to the valley floor. Rows of shelter trees run north to south and at the eastern end an ephemeral stream has formed a gully that falls north to south then runs to the east to join Mill Stream. The traditional homestead and farm buildings are also located at the eastern end of the valley but apart from the RR zone predominantly located to the south, the farm land to the north of Speargrass Flat Road is uninterrupted by rural residential development.
- 9 The houses located on the northern side of Speargrass Flat Road obscure views from the road to the flat farmland but the steeper land above is still visible, as are glimpses through to the lower paddocks which affirm the presence of a continuous rural or green space corridor along Speargrass Flat. The land is highly visible however from the Wakatipu Walkway where rural views are possible to the west along Speargrass Flat and to the east, over the homestead and into Hogan Gully. This section of the walkway has recently been signposted as the 'Countryside Trail' but may need to be changed if the submission of Waterfall Park Limited are adopted. Ms Gilbert has failed to assess the impacts from the Countryside Trail.
- 10 The landscape at the eastern end of Speargrass Flat LCU is more complex due to dissection by the ephemeral stream and Mill Creek, the farm

homestead, shelter tree planting and predominantly willow trees alongside Mill Creek, but it still has a strong rural character and it is still managed as a working farm, it certainly does not have a rural residential character. I therefore disagree with Ms Gilberts high rating of ability to absorb further development for the eastern end of the Speargrass Flat LCU.

Wakatipu Basin overview

- 11 I understand that the introduction of the Wakatipu Basin Rural Amenity (Rural Amenity) zone and the Wakatipu Basin Lifestyle Precinct (Precinct) zone are to replace the previous discretionary planning regime to better address cumulative adverse effects of development pressure on the Wakatipu Basin. I think that this is good in theory but lacks a holistic overview of the Basin to check that the proposed pattern of development meets the landscape objectives and is defensible. In its present form, I do not believe that it is.

- 12 Stage 2, Planning Map 13d shows the proposed areas of Rural Amenity zone and Precinct zone. Refer to Attachment 1. Areas of existing zoning including low density residential and commercial zones are left white and also Outstanding Natural Features and Landscapes. I disagree with some of Ms Gilberts Rural Amenity zoning as it contains significant areas of existing residential development that influence the landscape character including a continuous line of houses on the eastern edge of Lake Hayes and the slopes above. This area includes significant tracts of land which are already zoned Rural Residential and have been developed as such. To suggest this eastern edge of Lake Hayes is of Rural Amenity character is very misleading and incorrect. Other areas such as Lower Shotover Road and Slope Hill Road (west) include many visible houses. I understand that the Rural Amenity zone is a visual amenity landscape and does include scattered houses but apart from the Crown Terrace, the two landscape character areas that have the most rural character are Malaghans Valley and Speargrass Flat/ Hogan Gully.

- 13 Malaghans Valley provides a green corridor between Arthurs Point and Arrowtown and Speargrass Flat/Hogan Gully provides a green corridor

from the node of development at the triangle to the North Lake Hayes Rural Residential zone (RR) and between the RR zone and Arrow Junction. The Speargrass Flat/Hogan Gully green corridor also provides a green buffer or breathing space between Arrowtown and the RR zone. Without this green space residential development is continuous from Arrowtown through Millbrook to north Lake Hayes, east Lake Hayes and joins to Threepwood, Lake Hayes Estate and Shotover Country where it only stops at the Kawarau River. After Malaghans Valley and the Crown Terrace, Speargrass Flat/Hogan Gully has the highest continuous rural character of any other landscape area. I therefore consider that the retention of a continuous rural character along Speargrass Flat/Hogan Gully is in fact fundamental to supporting the wider landscape character value of the Wakatipu Basin.

Refer to Attachment 2 that graphically shows the green corridor of Malaghans Valley and the green corridor of the Speargrass Flat/Hogan Gully corridor and how they can prevent continuous residential development, within the Basin. The plan also shows areas of residential development located within the RA zone that are of a much greater density than rural lifestyle. The light blue colour of the RA zone cannot be assumed to be visual amenity landscape making the identification of the real green buffer zones very important. For example, McDonnell Road is shown as continuous RA zone from Arrowtown to Arrow Junction, but there is a consented multi staged retirement village under construction adjacent to the road.

14 In footnote 9, page 16 of her evidence Ms Gilbert states that;

The absence of defensible edges to effectively 'contain' the rural residential development runs the risk of rural residential sprawl across the entire basin which would undermine the legibility of Arrowtown as a stand-alone settlement and, given the reasonably high density of rural residential living evident in places (e.g. LCU 9 Hawthorn Triangle), could result in the basin effectively reading as a low density suburb stretching from Queenstown to Arrowtown.

- 15 I agree that rural residential sprawl should be avoided, but I do not consider that enlarging the existing RR zone will be a successful method to achieve it. The proposed western edge of the Precinct zone is a relatively small ephemeral gully that only forms a portion of the western edge before cadastral boundaries are again utilized. The proposed eastern edge in Hogan Gully is presumably a change in topography from flat land to hill slopes, but creep along the road is still a risk. I therefore suggest that rather than define the residential area only in part with small scale geomorphology, instead the green corridor is positively identified and protected. The same principle could be applied to other RA zoned areas where defensible edges to development are not obvious. Weak protection of the RA zone is clearly undesirable.

Speargrass Flat LCU

- 16 I disagree with Ms Gilberts paragraph 24.4 where she states that the Speargrass Flat LCU landscape is no different to other amenity landscapes in the Basin. I consider this landscape to be different because it is still subject to a working farm land use and is visually legible as such. The land at the eastern end of the Speargrass LCU is located adjacent to rural residential development, but it does not have that character as it has a productive land use. The land is also of adequate width from the north of the residential property boundaries up to the top of the steep southern slopes to continue the rural character of the western and central parts of the LCU through to Arrowtown – Lake Hayes Rd and into Hogan Gully.
- 17 I disagree with Ms Gilbert, paragraph 24.6 of her submission that the consented 12 lot development at the south corner of Hogan Gully and Arrowtown – Lake Hayes Road will detract so much from the open rural view in this location that, the remaining paddocks should become residential. The continuity of the Speargrass Flat/Hogan Gully rural corridor could be maintained if the eastern end of the Speargrass Flat LCU remains as Rural Amenity zone.
- 18 The consented residential development is opposite existing rural residential development on Arrowtown – Lake Hayes Road and will not detract from

the continuous green buffer either side of Arrowtown – Lake Hayes Road north of Hogan Gully Road and Speargrass Flat Road. I therefore disagree with Ms Gilbert in her paragraphs 24.6 – 24.8.

- 19 I do not agree that a 75m road set back will assist in some semblance of the existing attractive sequence of views for motorists travelling south on Arrowtown – Lake Hayes Road. In combination with the recently consented Waterfall Park access road (subject to appeal) and residential development of Ayrburn Farm a 75m setback will be only token mitigation compared to the loss of a green corridor which protects true RA zone amenity and underpins the landscape character of the Wakatipu Basin.
- 20 The local residents of this area have already fought and succeeded in preventing 3 proposed Special Housing Areas (SHA) for this land. However, after the recent approval for an access road across Ayrburn Farm land we have little faith in appropriate development response or the successful retention of the existing amenity values, as suggested by Ms Gilbert in paragraph 24.11 as the change from farming use to residential cannot be mitigated.
- 21 Development history in the Wakatipu Basin shows that residential development has always been difficult to contain; boundaries, assessment criteria and rules are always stretched. I do not consider the ephemeral stream gully or the steeper land at the western end of Hogan Gully are strong enough geomorphological features to prevent development creep. In my opinion the Rural Amenity zone with its accompanying minimum lot size of 80 ha is a much more robust tool that will also maintain the open green buffer between Arrowtown and the RR zone. Further, it will be very difficult to manage the steep grazing land above the flat paddocks if there is no flat land below to move stock.
- 22 The eastern portion of the Speargrass Flat LCU is not highly visible from Speargrass Flat Road although glimpses are possible to the paddocks behind and the steeper slopes are visible. The land is however highly visible from the Wakatipu walkway and from Arrowtown - Lake Hayes

Road. I do not think that enough weight has been placed on these views or the protection of a green corridor that provides a buffer to Arrowtown and the existing rural residential zone. Instead, the priority has been to find geomorphological boundaries resulting in continuous residential development from Arrowtown to the Kawarau River – exactly what the proposed landscape classification is aiming to prevent.

Trojan Helmet 2387

- 23 I agree with the Hills Resort zone as it will provide a parkland character buffer zone to Arrowtown. I understand Ms Gilbert's reservations regarding a lack of visual assessment and change to methodology, but I consider Millbrook has provided an excellent buffer to Arrowtown, particularly to the south where the steeper topography above Speargrass Flat Road has provided a defined topographical boundary. A similar geomorphological boundary in the steeper south facing slopes above Hogan Gully could also apply to the Hills Resort zone. The Hills golf course could then replicate the park like setting of Millbrook and provide a buffer to Arrowtown in conjunction with Millbrook that then leads into the green corridor of the Speargrass Flat/Hogan Gully.

Doyle 2030

- 24 I agree with this submitter that the land to the north of Hogan Gully Road and east of Arrowtown – Lake Hayes Road should be zoned RA zone rather than Precinct and the land above in LCU 22 The Hills should be zoned Precinct rather than RA zone. Again, the Hills golf course could then replicate the park like setting of Millbrook and provide a buffer to Arrowtown in conjunction with Millbrook that then leads into the green corridor of the Speargrass Flat/Hogan Gully.
- 25 This would avoid a small left over area of open land vulnerable to development creep as described in paragraph 25.4 of Ms Gilberts evidence.

X ray Trust Limited and Avenue Trust 2619

- 26 I oppose this submission as residential development is not appropriate on the flat land at the central or northern part of the Speargrass Flat LCU as it will change the open rural character of this area and erode the important green buffer which should be protected.

Waterfall Park Developments Ltd 2388

- 27 I oppose this submission in its entirety and I agree with Ms Gilbert in her paragraphs 32.10 – 32.16 and 32.22 that the proposed Waterfall Park zoning changes and intensive level of residential development are not appropriate in a visual amenity landscape where the existing residential development in the basin is of a rural residential character.
- 28 As previously discussed, I believe that in order to safeguard against such development and the negative impacts on the pattern of development throughout the basin, a Rural Amenity zone over the Ayrburn Farm land will provide the most appropriate and effective protection.

CONCLUSION

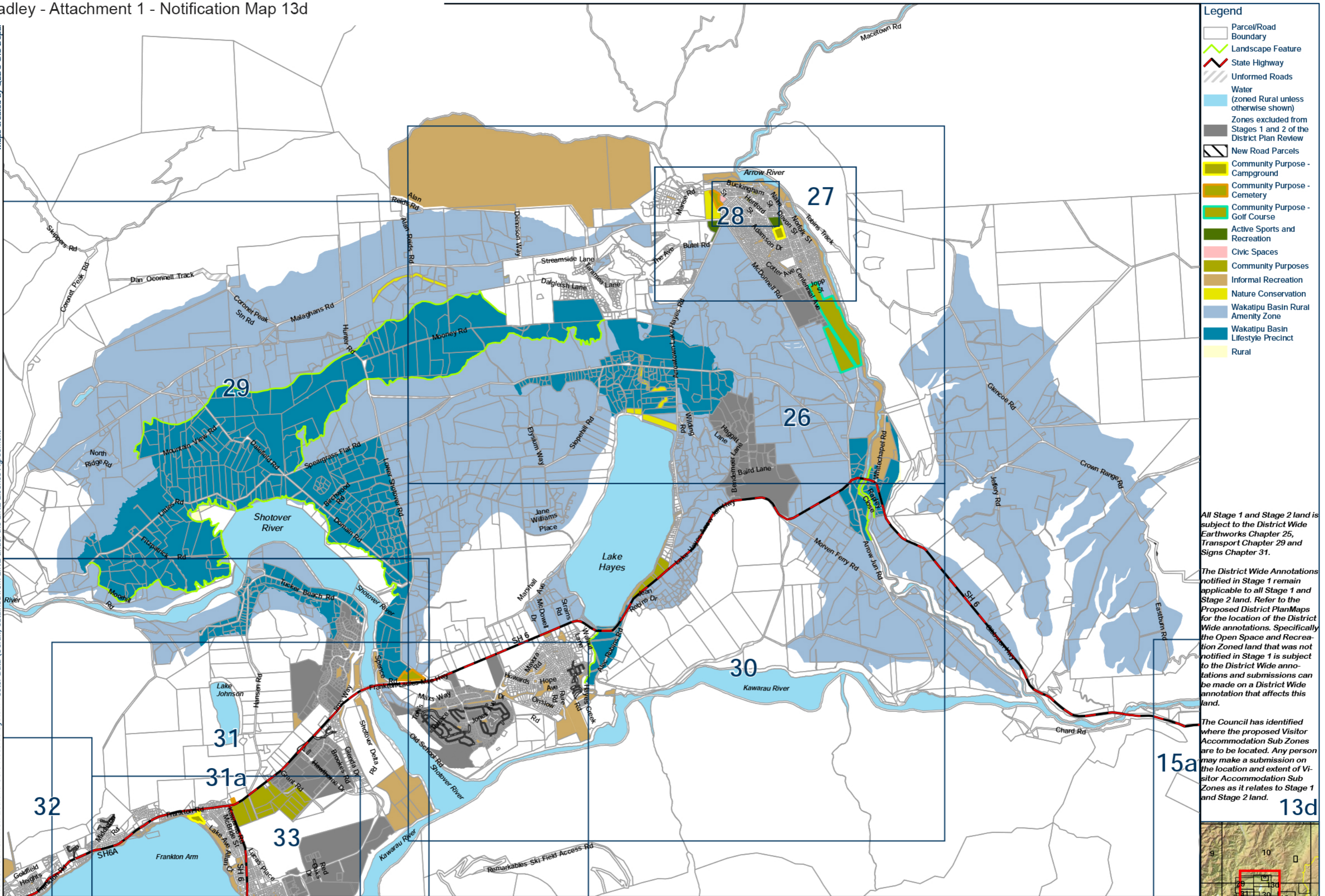
- 29 The replacement of the Precinct zone with the Rural Amenity zone at the eastern end of Speargrass Flat LCU and the western end of Hogan Gully LCU will maintain the desired pattern of nodes of rural residential development interspersed with open visual amenity or 'more rural' character landscapes than the proposed landscape classification zones seek to maintain.

Rebecca Hadley

13 June 2018

Maps created by QLDC GIS Dept

Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement



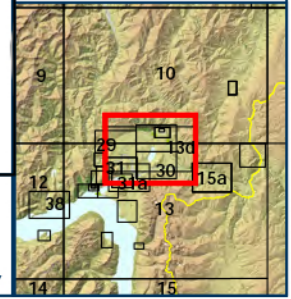
- Legend**
- Parcel/Road Boundary
 - Landscape Feature
 - State Highway
 - Unformed Roads
 - Water (zoned Rural unless otherwise shown)
 - Zones excluded from Stages 1 and 2 of the District Plan Review
 - New Road Parcels
 - Community Purpose - Campground
 - Community Purpose - Cemetery
 - Community Purpose - Golf Course
 - Active Sports and Recreation
 - Civic Spaces
 - Community Purposes
 - Informal Recreation
 - Nature Conservation
 - Wakatipu Basin Rural Amenity Zone
 - Wakatipu Basin Lifestyle Precinct
 - Rural







All Stage 1 and Stage 2 land is subject to the District Wide Earthworks Chapter 25, Transport Chapter 29 and Signs Chapter 31.













The District Wide Annotations notified in Stage 1 remain applicable to all Stage 1 and Stage 2 land. Refer to the Proposed District Plan Maps for the location of the District Wide annotations. Specifically the Open Space and Recreation Zoned land that was not notified in Stage 1 is subject to the District Wide annotations and submissions can be made on a District Wide annotation that affects this land.

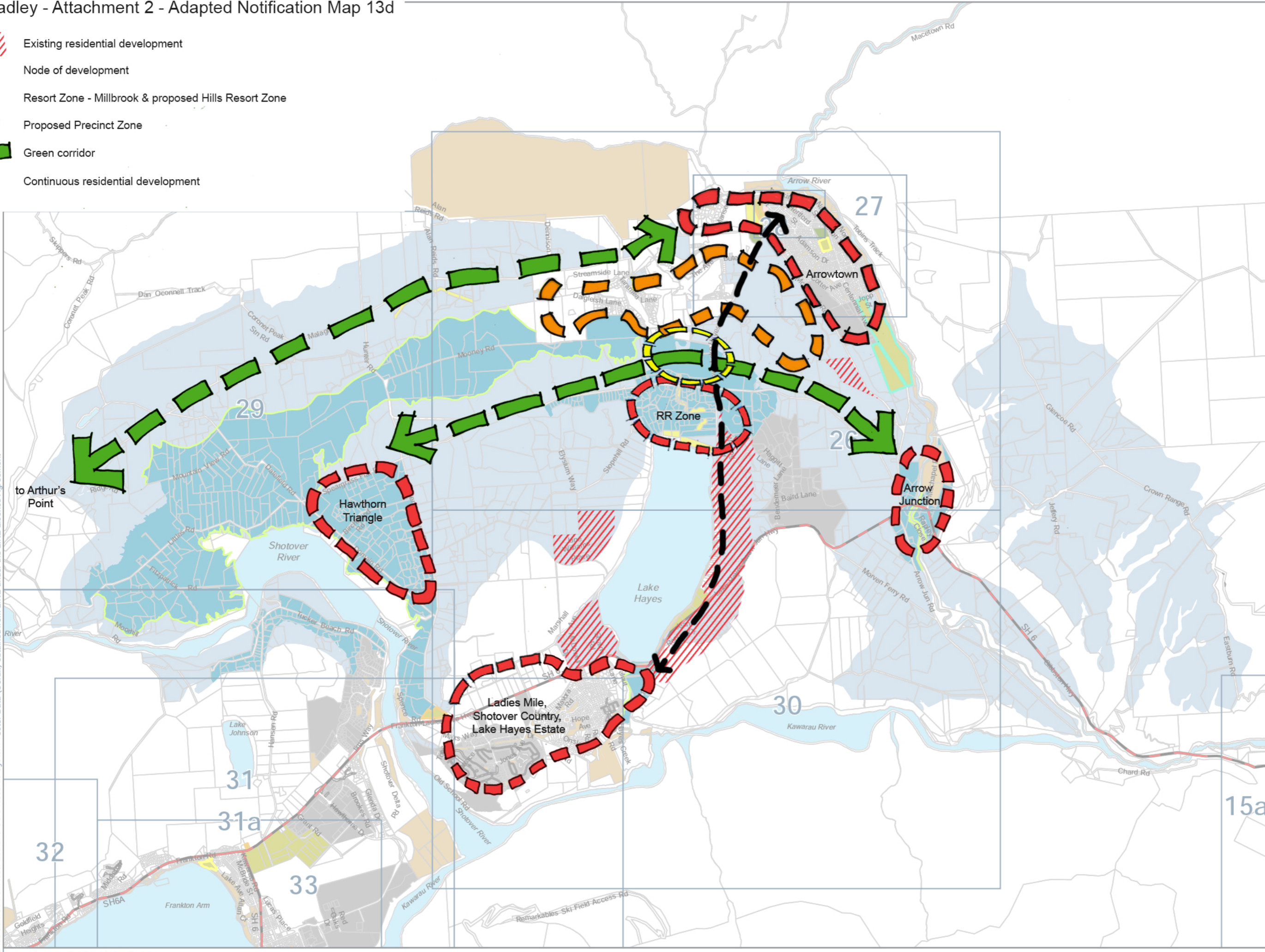
The Council has identified where the proposed Visitor Accommodation Sub Zones are to be located. Any person may make a submission on the location and extent of Visitor Accommodation Sub Zones as it relates to Stage 1 and Stage 2 land.

15a
13d



-  Existing residential development
-  Node of development
-  Resort Zone - Millbrook & proposed Hills Resort Zone
-  Proposed Precinct Zone
-  Green corridor
-  Continuous residential development

- Legend**
-  Parcel/Road Boundary
 -  Landscape Feature
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 -  Wakatipu Basin Rural Amenity Zone
 -  Wakatipu Basin Lifestyle Precinct
 -  Rural



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