



Kiriwaka  
Landscape Sensitivity and Structure

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## Table of Contents

<b>1</b>	<b>Introduction.....</b>	<b>3</b>
1.1	Project Brief and Client.....	3
1.2	Expertise.....	4
1.3	Methodology .....	4
1.3.1	Field Work.....	4
1.3.2	Documents Perused.....	4
1.4	Current Situation and Outlook.....	5
<b>2</b>	<b>Landscape Assessment.....</b>	<b>6</b>
2.1	Landscape Setting and Context .....	6
2.1.1	Background .....	6
2.1.2	Surrounding Landuse and Landscape Components .....	6
2.1.2.1	Local Significance .....	7
2.1.2.2	Wider Significance.....	7
2.2	Landscape Values of the Site .....	7
2.2.1	The Site, Character and Landform .....	7
2.2.2	Vegetation Values .....	8
2.2.3	Visual Values and Site Visibility .....	8
2.2.3.1	Views to the Site .....	9
2.2.3.2	Views from the Site .....	10
2.2.3.3	How important is Visibility?.....	11
2.3	Landscape Category.....	11
2.4	Landscape Protection.....	12
2.4.1	Landscape Sensitivity and Connectivity.....	12
2.5	Visual Sensitivity Line and Zone Boundary.....	12
<b>3</b>	<b>Evaluation of Urban Development Opportunities.....</b>	<b>14</b>
3.1	Kirimoko in Context .....	14
3.1.1	Planning Context - Statutory.....	14
3.1.2	Landscape Context .....	15
3.1.3	Other Planning Context – Non-statutory .....	15
3.1.3.1	Wanaka 2004 Structure Plan .....	15
3.1.3.2	Peninsula Bay Plan Change .....	15
3.1.3.3	Rural Landscape Protection.....	15
3.2	Landscape Sensitivity, Urban Structure and Landscape Integration.....	15
3.2.1	Urban Edge and Greenbelt .....	16
3.2.2	Landscape Penetration, Urban Structure and Streetscape.....	18
<b>4</b>	<b>Conclusion.....</b>	<b>18</b>
<b>5</b>	<b>Appendix .....</b>	<b>20</b>
5.1	Landscape Sensitivity Lines .....	20
5.2	Zone Boundaries.....	20
5.3	Development Areas.....	20

# 1 Introduction

## 1.1 Project Brief and Client

I have been commissioned by John May, a landowner with interests in parts of the Kirimoko block, to undertake a landscape assessment of the Kirimoko Block with respect to potential urban development. My brief also included the task of peer reviewing the evaluations undertaken by landscape architects Di Lucas (Lucas Associates – preliminary outline only) and Rebecca Ramsay (Civic Corporation Ltd). The final report of Di Lucas was only received after completion of this draft and its full implications have not been assessed.

The written brief for the landscape assessment is detailed as follows:

- **Identification of important relevant landscape components**
  - localized
  - in wider Wanaka/upper Clutha context
- **Identification and description of land and landscape components in context of**
  - surrounding landuse (existing, consented and further proposed)
- **Identification of affected areas and relevant view points:**
  - Lake Wanaka
  - South of Lake Wanaka
    - Mt Aspiring Road
    - Far Horizon subdivision
    - Mt Roy walking track
  - Mt Iron
  - somewhere in Wanaka township
  - Scurr Heights Kings Drive area (to the south)
  - Peak View Ridge (to the east)
  - Peninsula Bay (to the north)
  - Rata St (to the west)
- **Identification of landscape components that deserve protection (i.e. high land)**
  - what?
  - to what extent?
  - how?
- **Brief outline discussion of possible subdivision and landuse parameters that are able and necessary to achieve desired and necessary landscape**
  - larger lot sizes at fringe?
  - planting (more trees at fringe)?
  - colours (in particular roofs)?
- **Identification of appropriate zoning proposal line(s)**
- **Discussion of zoning proposal in context of critical view points, local and wider context**

## 1.2 Expertise

I am familiar with the Wanaka environment and landscape through numerous landscape assessments and involvement in resource consent and Environment Court proceedings. I have also been an associate member of the "Wanaka 2020" workshop team. I have visited parts of the site on several occasions as part of my work as landscape architect for the new Catholic Primary School.

In respect to urban design, I have developed specific skills in respect to urban structure and liveable environments. Both my academic background – specifically my research into the history of urban open spaces in New Zealand – and professional work, carried out over many years, provides me with the necessary skills to undertake landscape assessments and urban landscape planning. As part of my Masters thesis – "Urban Open Spaces in 19<sup>th</sup> Century New Zealand"<sup>1</sup> – I researched the origins of reserving public open space in the development of New Zealand towns and cities. I have also followed the development of these spaces through the decades to this day and the downstream effect of loss of open space on communities, town hygiene and town planning.

## 1.3 Methodology

The assessment and peer review was carried out by ways of analysing the site in the field and study of relevant and related documentation.

### 1.3.1 Field Work

I am familiar with the site and the Wanaka environment. I have visited the site three times for the specific purpose of this report (13 September and 29 November 2005 and the 8 February 2006). As mentioned before, I have visited parts of the site on numerous occasions while working on the Catholic Primary School project.

The work in the field comprised of the following steps:

- Walk and over the entire for the purpose of understanding topography, vegetation, connection to the surrounding landscape (both rural and urban) and other micro elements
- Land-based visual assessment from the areas and locations in the brief above
- Lake-based visual assessment
- Final walk over the site in the vicinity of the proposed zone boundary line (visual sensitivity line) and fixing of key marker points via handheld GPS

### 1.3.2 Documents Perused

The following documents have been perused:

- Wanaka Structure Plan 2004
- QLDC Proposed Variation No 25: Peninsula Bay, Wanaka

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<sup>1</sup> KRÜGER, RALF; Stadtgrün in Neuseeland im 19. Jahrhundert – Von der Kolonie (1840) zum Dominion (1907), Diplomarbeit am Institut für Grünplanung und Gartenarchitektur der Universität Hannover, 1992, unpublished  
Title translated by the author: "Urban Open Spaces in 19<sup>th</sup> Century New Zealand – From Colony (1840) to Dominion (1907)". Masters Thesis, Institute for Open Space Planning and Landscape Architecture, University of Hannover (Germany), 1992, unpublished

- QLDC draft s32 analysis
- Kirimoko Group comments on above
- QLDC landscape architect report on proposed plan change
- Brief of Kirimoko Group to Di Lucas
- Meeting Notes: 23 August 2005, 19 November 2005
- Di Lucas preliminary report
- John May comments to above
- Summary of QLDC position as expressed by Vicki Jones (extract from the Minutes)
- Peninsula Bay Decision (Thorn v QLDC, C10/2005)
- Di Lucas evidence for Peninsula Bay hearing
- Di Lucas final report read (but not assessed - received after completion of this draft)

I have omitted to include any of these documents or parts thereof in my report and I have also omitted to include most of the basic information on site and location that would normally form part of a report as this. The reason for this lies in the fact that most of this information has already been widely established and distributed by QLDC and others.

#### 1.4 Current Situation and Outlook

From correspondence and the documents perused to date, I conclude that a diverse group of independent landowners with a range of individual perspectives, expectations and experience desire to reach a common understanding in order to achieve a comprehensive, integrated urban development proposal for the re-zoning of the Kirimoko Block. A range of diverse views have generated a large collection of ideas, several approaches and some conflict and compromise.

QLDC has expressed strong views about the future of this parcel of land and the future growth of the town. With the Wanaka community - via the Wanaka 2020 process and the subsequent structure plan - QLDC has made its position on urban growth clear.

Various experts have prepared assessments and documents in relation to the future development potential of this land and a structure plan for the Kirimoko block has been prepared by Patterson Pitts.

It is apparent that there is general agreement amongst all parties that urban development (LD Res) is a strong and realistic possibility and that parts of this land contain sensitive landscape features and elements requiring protection and respectful treatment. There appears to be a general consensus that Wanaka is a special place to live and develop land and that the Kirimoko block deserves an "above average treatment".

In this report, I will express my view – in accordance with the brief – however I also may include pertinent and helpful suggestions that go beyond the brief.

## 2 Landscape Assessment

### 2.1 Landscape Setting and Context

#### 2.1.1 Background

The Kirimoko Block is a parcel of peri-urban 'rural' land – zoned Rural General (RG) - comprising 58.57 hectares apportioned into 13 lots. It is located approximately one and a half kilometres north of the central business district of Wanaka and one kilometre east of Lake Wanaka. Beacon Point and the Clutha River outlet are a kilometre to the north and the significant landscape feature of Mt Iron is one and a half kilometres in east-south-east direction.

The Kirimoko Block presently exhibits a rural character that is consistent with the zoning classification of RG. It is widely acknowledged that future growth of Wanaka township will include a significant portion of the Kirimoko block and the surrounding land.

The primary and indisputably significant landscape feature related to this site is the landform of the old terminal moraine ridge of Beacon point. It is generally accepted that this will be protected and excluded, at least in the foreseeable future, from residential development.

#### 2.1.2 Surrounding Landuse and Landscape Components

The Kirimoko block is semi-enclosed by existing, consented and further proposed residential developments. Beyond the northern and eastern boundaries of the block it is anticipated that the existing rural/open space character will be retained.

The western boundary backs onto the line of houses east of Rata Street. Land to the west of the site – all the way to the edge of Lake Wanaka at Bremner Bay - is zoned Low Density Residential and it has been developed as medium density housing. This neighbourhood exhibits an established character with developed gardens and mature trees. A small parcel of land in the south-western corner of the Kirimoko block has been subdivided from the block for the Roman Catholic Primary School ("The Holy Family School") that is presently being constructed.

The southern boundary is defined by Aubrey Road. The relatively open parcel of land on the opposite side of Aubrey Road, has been identified and approved for future urban development and is zoned Low Density Residential. It includes undeveloped sections of Scurr Heights, a few new houses and some dwellings under construction. No trees exist and the few private gardens have yet to make a contribution to the amenity values of the neighbourhood.

The eastern boundary includes some large residential properties on the western side of Peak View Ridge and open pasture. From the south-eastern corner of the Kirimoko block the line of Rural Residential properties extends along approximately sixty percent of the high ground above the northern boundary of the site. The lack of any substantial vegetation in conjunction with the scale and design of these buildings presents a significant cultural element to the landscape. The higher ground along the northern end of the eastern boundary is zoned Rural General. A small parcel of land that is the north-eastern corner of the block has been subdivided off for a public water reservoir.

The northern boundary backs onto open pasture and kanuka shrubland with an expansive rural character. The eastern of the northern boundary is adjacent to the Ngai Tahu forestry block which is zoned Rural General. It is anticipated that the neighbouring land at the western end of the northern boundary will be zoned for residential purposes in response to the Peninsula Bay development proposals (Proposed Variation 25). When this occurs the Kirimoko block will be almost seventy percent enclosed by residential developments, with houses located along all sides of the rectangular parcel of land.

The only significant portion of the neighbouring land that is not and will not - in the foreseeable future - become part of Wanaka's residential framework is the high ground of Beacon Point Ridge that extends around the north-eastern corner of the block. The high ground which coincides with the old terminal moraine is a visible landmark from many parts of Wanaka. It includes significant stands of remnant kanuka shrubland as well as coniferous woodlots and wilding conifers. Studies, reports and planning documents to date recognise the importance of retaining the natural character and open space values of the visually prominent high ground as a natural backdrop to the town.

#### 2.1.2.1 Local Significance

The Kirimoko Block is locally significant as a substantial parcel of land on the north-eastern perimeter of Wanaka. The high ground along the northern and eastern perimeter of the site has high landscape and visual values of local relevance and significance. The Wanaka Structure Plan 2004, as well as a number of landscape reports and assessments, recognises the value of Beacon Point Ridge as potentially contributing to the towns open space network and defining the urban boundary of Wanaka. The Wanaka Structure Plan shows a future growth boundary line that acknowledges this visually prominent topographical feature. The significance of the ridge to Wanaka dictates that urban development and landscape planning for the Kirimoko block must acknowledge, accommodate and incorporate a green urban boundary and areas of public open space.

#### 2.1.2.2 Wider Significance

Beacon Point Ridge and its connection and inter-relationship with the landform of the Kirimoko block is of wider significance. This important landscape feature illustrates the extent glaciers advanced during the Pleistocene period. It is a contributing element to the complex of interrelated terminal moraine landforms of the Upper Clutha Basin. The wider significance of these landforms is enhanced by the fact that they remain largely intact, they are clearly visible from the surrounding district and they are legible as pre-historic landscape features.

## 2.2 Landscape Values of the Site

### 2.2.1 The Site, Character and Landform

The Kirimoko block is a significant parcel of undeveloped land with a rural/ semi-rural character. The Kirimoko block has a uniform shape and an open character. The rectangular parcel of land - slightly larger than 58 hectares - measures approximately 690m x 850m.

The block has been subdivided into 13 lots, (excluding the school site), each comprising a defined building platform 30m x 30m. Apart from the Catholic School, presently being constructed in the south-western corner, the site is undeveloped. A central loop road, Koromiko Crescent, has been constructed through the middle of the site connecting with Aubrey road on the southern boundary with Rata Street on the western boundary.

The natural topography - in conjunction with the perimeter vegetation, woodlot and the urban framework - creates a sense of enclosure. The overall feeling when entering Kirimoko Crescent is that of a gentle basin with a west to south-west orientation. The site falls from the highest elevation of 380m in the N-E corner to 320m in the S-W corner.

The gently rolling landform with gentle to moderate slopes is located on old terminal moraine at the southern end of Lake Wanaka. The north-eastern portions of the site extend to and connect with the topographically significant landscape feature of Beacon Point ridge. This ancient terminal moraine ridge is a visually significant feature that provides the basis for the urban fringe and rural backdrop to Wanaka. The lower, western portions of the block are relatively even and gently sloping, while the higher land across the north and western perimeter includes steeper and more complex landform with a series of shallow gullies and low ridges or spurs.

### **2.2.2 Vegetation Values**

The block presently exhibits a rural character with un-grazed and unmanaged pasture grass covering approximately eighty percent of the total surface area., A conifer woodlot (predominantly Douglas Fir) in the north-eastern corner covers approximately fifteen percent and scattered isolated clumps of kanuka/grey shrubland and individual pine trees making up less than five percent.

Remnant clumps of endemic kanuka shrubland including *Coprosma* spp., matagouri and *Carmichaelia* are visually significant and ecologically relevant. The individual widely spaced remnants of the native blue grass *Elymus tenuis* are much harder to distinguish and value. The soil cover of loess appears to be relatively even with only two exposed, erratic rocks being observed during site visit. It is probable that any surface rocks (including erratics) have been removed for use elsewhere in Wanaka.

### **2.2.3 Visual Values and Site Visibility**

Views of the Kirimoko block are attainable from throughout the immediate neighbourhood, parts of Lake Wanaka and Ruby Island as well as portions of the western suburbs of Wanaka. Urban development of the site has the potential to significantly impact on the character of the natural backdrop to the town. However, it is considered that any such development will have negligible impact on the extent of views to the distant eastern mountain ranges which are core landscape components in defining the Wanaka and Hawea basin. It has been determined that the critical matter relating to visibility is to clarify the importance of defining an urban boundary that is consistent with the adjacent existing, approved and agreed urban developments. The provision of adequate and appropriately located ("sensitive areas – particularly ridge lines") public open/green space ("Greenbelt") is also a key consideration related to visual values and visibility.



### 2.2.3.1 Views to the Site

Views to the Kirimoko block are attainable from the following locations:

- Lake Wanaka, Ruby Island
- Sunrise Bay subdivision
- Far Horizon subdivision
- Scurr Heights/ Kings Drive
- Peak View Ridge
- Rata Street and western neighbourhood

Views from the western suburbs of Wanaka and from Lake Wanaka are at distances (between two and five km). From almost all viewpoints the lower portions of the site are hidden by the urban development around the lake. Viewed surface area of the site increases with increasing distance and elevation; however this inevitably results in a decrease in visible landscape definition.

Detail in the landscape is of secondary importance to contrast in colour, texture, line and form. From all viewpoints, the primary contrasting elements are the lake, the urban fringe, the open pasture, woody vegetation (the conifer forest and kanuka blocks across the moraine ridges) and the background hills and mountains. It is evident from the photos taken, that the pasture creates a significant contrasting band, primarily in terms of colour and texture, between the residential areas and the 'forested areas. The contrast between the pasture and the background hills is at times vague (refer to the spur east of the pine forest) - hence the ability to 'read' the landscape is more or less "blurred". The perception of the line of the ridges and spurs is significantly affected by climatic conditions, the season and the time of day. Although the conifer forest covers portions of the ridge and effectively hides subtleties in landform it does provide a clearly visible contrast to the background hills (Mount Maude and beyond) and as such it provides the basis for landscape legibility of the terminal moraine ridge when viewed from a distance.

Views to the site from Far Horizons capture almost all of the sloping land above Kirimoko Crescent. Colour and texture of the urban areas contrasts with the middle band of pasture and to a lesser degree with the conifer forest higher up the slope. The higher ground that is significantly vegetated (conifers and remnant kanuka) forms the backbone and background to the town. The significant observation is the gap in this vegetation above View Ridge to the south of the conifer woodlot. This gap undermines the level of connectivity in the landscape and potentially diminishes the ability to read the landform and understand the formative processes in this landscape.

Views from Scurr Heights and Kings Drive capture almost the entire site. From this aspect the viewer can appreciate the two primary changes in grade, from the 'floor' of the 'basin' to the steeper enclosing side slopes. Micro-topography is discernable with the uniformly 'clothed' undulating spurs and shallow gullies presenting themselves along with remnant kanuka stands and isolated pine trees. The central sweeping arc of Kirimoko Crescent is clearly visible and the edge of the woodlot can be seen in sharp contrast with the predominant exotic pasture grasses. From parts of these subdivisions the perimeter of the Kirimoko block presents as a ridgeline and at times this is the defining skyline ridge to the landscape. This is most transparent in the north-eastern corner where the leading edge of the woodlot is the skyline ridge. Along parts of the

northern boundary the leading edge of the grassland is in sharp contrast to the background hills, however it is noted that the adjacent Peninsula Bay residential proposals would - to a large extent - negate the significance and sensitivity of this natural ridgeline.

Views into the Kirimoko block from the rural residential lots along Peak View are both intimate and comprehensive. The higher elevation of these properties affords panoramic views across the site to the neighbouring residential areas, Lake Wanaka and beyond, however full appreciation of changes in topography is somewhat constrained from the elevated position. Views from these properties would at times perceive not just the taller more significant vegetation but also finer detail of isolated matagouri bushes and even differences in the grass cover. The primary visual consideration for these properties will be the protection of the distant views to Lake Wanaka and the distant mountains.

Views to the Kirimoko block from Rata Street are principally from the backs of the houses along the eastern side and from the front yards of the houses along the western side. In most cases the orientation of the houses will be towards the west to capture the lake and mountains. It is nevertheless acknowledged that views to the east and into the site are significant and worthy of assessment and protection. At present the outlook is to a rural landscape with uniform pasture rolling up the slope to the woodlot. The woodlot presents a sharply contrasting skyline from all aspects. The pasture as a skyline element would however only be discernable for a few of these properties. The Peak View properties along much of the leading eastern boundary significantly undermine rural outlook and the value of the uniform cover of pasture grass. For most of the properties along Rata Street and in particular those on the eastern side, it is the inherent values of living on the urban edge that are particularly appreciated. It is inevitable that this edge will change and the challenge is to ensure the new edge upholds the integrity and clarity of the existing skyline.

From the visibility assessment it is apparent that landscape connectivity and legibility are important and strongly linked considerations. It is also evident that the sensitivity of this landscape needs to be interpreted as a reference for the determination of the new urban edge and Wanaka's greenbelt.

#### 2.2.3.2 Views from the Site

A range of views are attainable out from the site and these are principally determined by elevation and aspect.

Views from the lower portions of the site - primarily the south-western sector - are not as expansive as those attainable from the higher ground. From the lowest areas, Lake Wanaka and the western suburbs of Wanaka are screened from view by the neighbouring residential developments. Views towards the west are dominated by houses and trees as foreground elements and the distant backdrop of Roy's Peak, the Harris Mountains, the snow-capped ranges of the Southern Alps and the Buchanan Peaks. Views to the south-west and the south are characterised by the middle ground suburbs and urban woodlots and the distant arid hills of the Crown Range. Views to the east are predominantly contained within the immediate landscape as defined by the enclosing ridge and woodlot as the primary elements in the middle ground. Views north are also restricted by foreground and middle ground elements of ridgelines and vegetation, however a portion of the distant hills including The Peninsula are also attainable.

As the viewer moves up the slope to the eastern and northern boundaries the views become more expansive and spectacular. Potentially the far north-eastern corner would afford an almost 360 degree panoramic view, however the presence of the woodlot screens any outlook from above and within the forest.

Views from the middle and upper portions of the site capture - to varying degrees - the southern arm of Lake Wanaka as well as Ruby Island. From these outlooks the foreground includes the open pasture and the middle ground encompasses the immediate urban fringe and parts of west Wanaka. The primary outlook is undeniably towards the spectacular mountains ranges in the distance.

The primary views, which are attainable from throughout the site, are those to the distant mountains in the west. This outlook has added value in that it captures year round views of the setting sun.

#### 2.2.3.3 How important is Visibility?

In my view, the landscape treatment of the Kirimoko land is critical in terms of creating an innovative and attractive urban environment. Part of the proposed process of change is the integration of the urban structure into the landscape context and the protection of the most significant portions of this context. This – in my opinion – is achievable by providing strong edges and penetration of the natural landscape into the town, connectivity and a high degree of amenity in the streetscape and sufficient usable reserves. Therefore, and if these criteria are satisfied, I do not think that the degree of visibility of the proposed urban extension is of great relevance. In my view, a LD Res zone within carefully selected boundaries and displaying a well developed open space strategy will sit comfortably in its place and read as a logical part of Wanaka, while not compromising the identified important landscape features.

In reverse, if badly developed and omitting to include the critical components, this urban extension can be a failure and may read as an "appendix" to the town rather than part of it.

### 2.3 Landscape Category

It is acknowledged that the analysis of a rural landscape in the Queenstown Lakes District – when assessing for the purpose of a Resource Consent application (in accordance with section 5.4 of the PODP) – requires the assignment of one of the 3 landscape categories of the tripartite landscape structure to that landscape (Outstanding Natural Landscape – ONL/ Visual Amenity Landscape – VAL/ Other Rural Landscape – ORL). To my knowledge, however, this step of the assessment process does not seem to be required when applying for a plan change.

Nonetheless, I regard it as good practice to categorise the landscape that is embedding an application site to better understand its context. In this case, the surrounding landscape has been identified as VAL by numerous experts and this has been confirmed by the Environment Court in *Thorn v QLDC* (C10/2005). I accept this, because I agree with it.

Once established, the landscape category then sets the parameters for appropriate change of a rural landscape. Under the circumstances of an application, the proposed change will be

assessed against objectives, policies assessment matters of the PODP and the appropriateness of the proposed change can be determined.

The question arises in this case –is this step a necessary and essential component of making a good and well-founded decision in respect to the future use of the Kirimoko Block? I believe, it is not. The primary reason lies in the fact that the rural character of this peri-urban parcel of land has already been compromised to such a degree by existing development and valid zoning, that it has lost its legibility of a rural landscape.

I have therefore determined that the application of RG VAL objectives, policies and assessment matters is neither necessary nor essential.

## **2.4 Landscape Protection**

### **2.4.1 Landscape Sensitivity and Connectivity**

The protection of landscape values identified above is directly related to the sensitivity of these values to change. That is the ability of areas, components, features or elements to absorb change without any loss of inherent value. It stands that visual sensitivity is also related to site visibility; both of these assessment matters are discussed in sections elsewhere in this report

Visually the primary sensitive zone of the Kirimoko block is first and foremost the leading skyline ridge in the north eastern corner. Second order visually sensitive zones relate to the higher ground encapsulating the upper margin of the eastern boundary extending around the north-eastern corner to a point along the northern boundary where the Peninsula Bay development proposals connect with Lot 9.

Landscape values have also been attributed to the conifer forest as a defining element and the kanuka stands as ecologically significant remnants.

Connectivity is a cornerstone concept for both the legibility of the natural landscape as well as the urban environment. Of particular relevance to this site is to protect and where possible enhance the degree of connectivity of the leading ridge as an integrated backbone/backdrop or greenbelt to the town. Urban development of the Kirimoko block must at the same time acknowledge and link the surrounding urban developments.

## **2.5 Visual Sensitivity Line and Zone Boundary**

As identified above and agreed by all parties, one of the key components for successful urban expansion of Wanaka on the Kirimoko Block is the protection of the visually sensitive area adjacent to the ridgeline. The most robust way seemed to identify a line separating the visual sensitive land from that land suitable for urban expansion. Various parties and experts have created such a line and I have done the same.

My line was located by identifying and registering significant points via handheld GPS. The original line – the "pure" landscape sensitivity line "purely" and primarily identified areas of the Kirimoko Block, which are sensitive to change. This assessment was initially carried out on a landform/ topography bass only, disregarding some of the introduced cultural elements such as

the conifer forest and the Peak View Ridge houses. Obviously some areas – although (highly) sensitive – have already been compromised. I have therefore moved to the second phase of fixing a logical and well reasoned boundary by combining other contextual facts with landscape sensitivity. It is my strong conviction that urban reality and consented planning context could not be disregarded and needed to be integrated.

The “pure” landscape sensitivity line was subsequently checked against other important factors affecting urban development: connectivity and – to a smaller degree – reverse sensitivity. The resulting line – only slightly modified from the landscape sensitivity line - is then more appropriately called “Zone Boundary”. This line is the boundary between land suitable for LD Res and land that needs to be retained as open space – ideally in the form of reserve. Therefore, my line is primarily a landscape sensitivity line and – secondarily but incorporated – addressed urban reality.

To provide an overview, I have combined all lines/ boundaries drawn by the various parties and experts on the attached diagram and have added my line. I will briefly discuss each line and its intent:

- **Kirimoko Group Line:** The elevation of this line is generally too high. The line is omitting the sensitive eastern fringe. It also fails to incorporate values related to kanuka stands. It is a maximum development scenario omitting the concept of a greenbelt and failing to provide a recreation/ green corridor and connecting green edge along the eastern boundary
- **QLDC Line:** This is an acceptable, quite reasonable line along the northern boundary, However, it also (just as the Kirimoko Group line) again fails to provide the protection to the eastern boundary and omits connectivity opportunities with existing greenbelt/ recreation corridor.
- **Di Lucas Line:** This line appears to be quite puristic, overly protective in the existing context and neglecting to accept the status quo. I cannot detect sufficient clues in landform and vegetation pattern to justify this line. The primary opposition to this proposed line lies in its disregard of existing use rights of the building platforms on the site. It also neglects acknowledgement of existing, approved and anticipated urban developments in the neighbourhood and as such it fails to address the need to provide as a clear simple and logical town boundary. It is considered to be a historical and somewhat unrealistic concept.
- **Ralf Krüger Line:** My line - so I believe after my assessment and concluding from it – respects the sensitive ridge, affords sufficient protection, recognises the need for good connectivity, intends to address (and thus avoids) reverse sensitivity issue with Peak View landowners and addresses the reality of the surrounding urbanisation – existing and proposed .

My line is not a “compromise” between Kirimoko landowner’s line, the QLDC line and Di Lucas’s line – it is a line that I believe is sensible, protects important landscape values, allows for an appropriate urban edge, allows for sensible urban form as an addition to the existing urban fabric of Wanaka, allows for an integrated landscape approach, provides for significant investment returns for landowners, avoids reverse sensitivity issues with adjoining neighbours and integrates with the potential Peninsula Bay Zone

Again – it is important to note that my line is not a pure landscape sensitivity line.

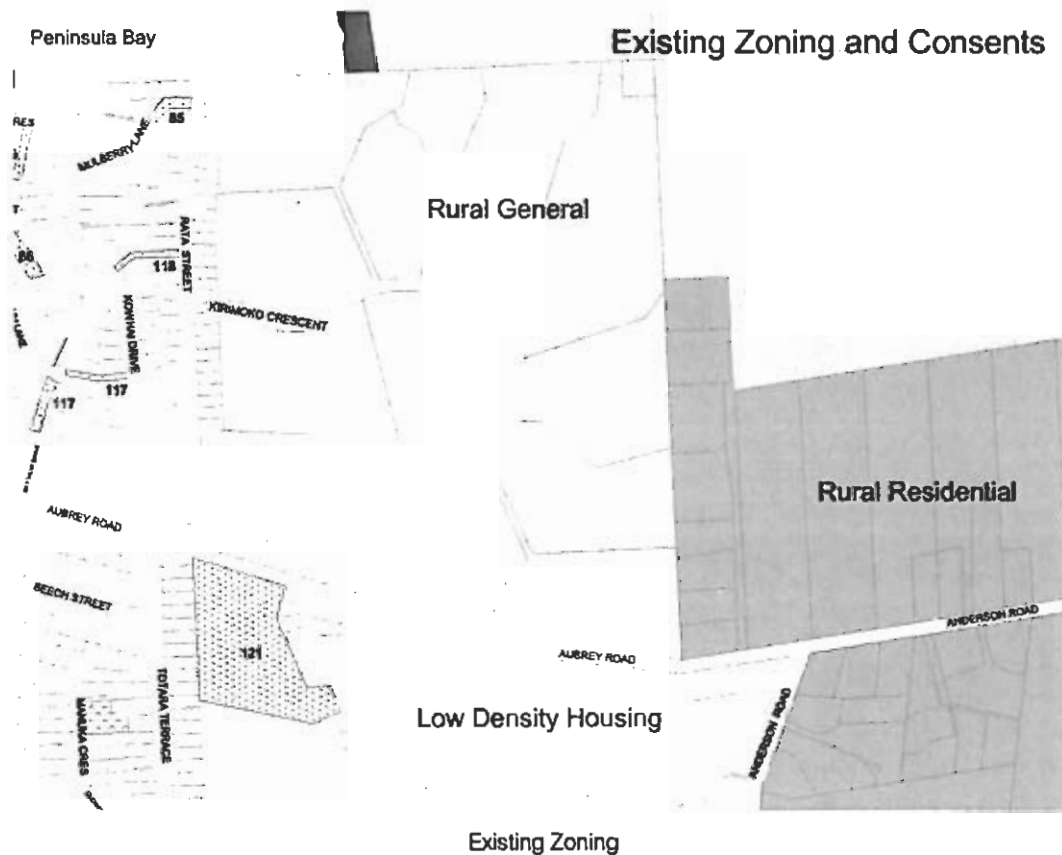
### 3 Evaluation of Urban Development Opportunities

#### 3.1 Kirimoko in Context

##### 3.1.1 Planning Context - Statutory

A generous part of the block is suitable for urban development in the context of existing, approved (zoned - developed and undeveloped) and anticipated landuse, surrounding the Kirimoko Block. The key facts – in simple terms - are:

- all land to the south and west is urbanised – existing or unbuilt but zoned
- all land to the east is semi-urbanised (zoned RR to the south-eastern corner of Lot 6) – some of it unbuilt
- a portion of the land bordering the northern boundary is destined to be urbanised (proposed Peninsula Bay zone)
- a total of approximately 70% of the surrounding land does or will carry urban/ semi-urban development



### 3.1.2 Landscape Context

This has been discussed in detail previously in my report. In landscape terms, a lesser amount of might be suitable for development if the landscape context was still more intact. However - as previously alluded to - it is my view, that it is important to combine landscape context and planning context in this instance to find a logical line offering landscape protection where essential but at the same time sensible, a line that is in keeping with the desires of the community and a line that is defensible against a variety of attacks now and in the future.

### 3.1.3 Other Planning Context – Non-statutory

Other important contextual elements to consider are non-statutory documents. While the Environment Court has repeatedly stated that such documents cannot be considered, it is important to use them as expressions of the community or other groups.

#### 3.1.3.1 Wanaka 2004 Structure Plan

This document is a direct result of the “Wanaka 2020” community planning workshop. The proposed plan change is in full compliance with the intent of the structure plan. In fact it is phased as “Phasing Zone 1”. It seems generally agreed by all parties that the Kirimoko Block will be the next and logical area of urban expansion within the framework set by “Wanaka 2020” and the Wanaka 2004 Structure Plan.

#### 3.1.3.2 Peninsula Bay Plan Change

While this may lead to a statutory inclusion, at present it is a proposal. Disregarding the confusing and unfortunate history of this attempted urban expansion, the current revised application for a Plan Change may result in expansion towards Beacon Point. In all reality – it seems an inevitable fact that it will happen over time. Therefore, it is in my view sensible to consider the implications on the Kirimoko Block and create a sensible “common boundary” and relevant integration of the zones and sub-zones.

#### 3.1.3.3 Rural Landscape Protection

One other major consideration – seen as part of context – is the fact that urban rationalisation and expansion will see some development pressure removed from the rural areas. It is my opinion that maximising urban intensification – of high quality and standards – should be seen as a priority. Concluding from that, it is my opinion that “sacrificing” rural land for the Kirimoko extension will result in a net environmental benefit for the greater Wanaka landscape. Conversely, under-utilising this land resource may result in increased pressure on the surrounding area, in particular on the balance of the land below the ridge. Should this land remain RG freehold land, any application for further subdivision would be a discretionary activity and uncontrolled” sprawl may be the result of unfortunate decision-making in the future.

## 3.2 Landscape Sensitivity, Urban Structure and Landscape Integration

While the Kirimoko block does not have areas as sensitive as the Peninsula Bay site, it is obvious that it contains the sensitive ridge along its eastern boundary. This ridge is an important component of the topographical containment of Wanaka and must be protected. The existence

of incongruous and badly sited development is not a reason to abandon this concept. To the contrary - it is important to protect what is left.

On the other hand, it is important to accept the reality of urbanisation to date – both unbuilt and built. Landscape assessment is an important tool to identify elements and components of peri-urban land that are still existent, legible and important to maintain a “sense of place”, thus allowing an urban structure to maintain its integrity as a “built landscape”. In my opinion, it is extremely important to combine all aspects above.

As part of sensitive and successful urban development, I see it as important to provide a strongly defined, designed urban edge where urban expansion borders the embedding landscape. This has been discussed previously in this report. The natural landscape surrounding the town provides the necessary clues as to the basis of the design. Equally important – both from an ecological and amenity perspective – is the penetration of the urban fabric with values deriving from the underlying natural patterns. Urban development is not necessarily incompatible with retaining natural processes and values if carried out in an innovative, well-designed and sensitive manner. The goals of maintaining ecological functions, improving water quality and creating beautiful and liveable urban spaces at the same time can be integrated. The change from rural to urban on the Kirimoko Block offers opportunities in terms of using “alternative” subdivision techniques that should not be missed. Landowner’s/ developer’s returns on their investment will be equally high, if not higher. None of these “techniques” are radical or experimental – they are used all over the world including New Zealand and are well proven.

### 3.2.1 Urban Edge and Greenbelt

Along the eastern and north eastern-boundaries, I regard it appropriate, important and sensitive to create a defined urban edge. This edge should be seen as a designed greenbelt, connecting and linking with other urban open spaces in Wanaka (Peninsula Bay, Scurr Heights, Lismore Park, etc). The important ridgeline identified elsewhere and generally accepted as defining for the (visual) containment of Wanaka will form the core element of the greenbelt. In those areas where the ridge has already been compromised (Peak View Ridge development), the greenbelt must be relocated to a lower level and does not necessarily need to be of the same width as the greenbelt in the vicinity of the undeveloped ridge. Here, the greenbelt’s primary function is that of creating connectivity and amenity elsewhere the greenbelt’s primary function is that of maintaining landscape integrity and containment of urban expansion.

The area where the embedding landscape (RG) and residential development (LD RES) meet maybe called the “Urban Edge”. Thus, the greenbelt is the transition zone - it contains designed and natural elements but most importantly does not contain built structures.

It is therefore my strong opinion, that no other transition between urban and rural is required. I do not believe that a town has to “peter out” with decreasing density. The town can have a “hard” boundary between LD Res (even HD Res) and RG without compromising activities in either zone if an urban edged, appropriately designed and used is incorporated. History has shown the brilliance of designed urban containment in the examples of Adelaide, Wellington, Christchurch and Dunedin (to name the most prominent). Some of the originally reserved areas



of land – the greenbelts – are still intact and fully functional, although in a modified way. Those towns have grown and have expanded significantly since the mid 19<sup>th</sup> century. The greenbelts, however, have not been removed (with the exception of Christchurch where the town belt has been removed on three sides- only Hagley Park remains as a remnant of the former greenbelt) but they have been jumped. Urban development has continued on land beyond the greenbelts and the greenbelts themselves now act as an urban park space. This scenario could occur in Wanaka, should the town grow “according to plan” and in line with the anticipated structure of the Wanaka 2004 Structure Plan.



Open Space Plan (based on Wanaka Structure Plan 2004)

The legal and planning instruments can include covenanting this land, developing a basic structure (planting and walkway links), and vesting in QLDC as reserve. As a compromise, retention of temporary ownership and management for an agreed period (say 5 to 10 years after completion of structural development) before vesting maybe seen as appropriate. Another scenario could see the “reserve” land in the ownership of a landowner trust with proceeds from the sale of each lot going into the trust fund for development, establishment and maintenance of the reserve.

The urban edge will bring significant benefits for all parties:

- Immediate landowners: increased amenity by living adjacent to a reserve; increased property values
- Other Kirimoko landowners: increased amenity by easily accessible, substantial reserve land
- General public: continuation of walkway network; well structured urban fabric with high amenity values; protection of landscape setting of the town

### 3.2.2 Landscape Penetration, Urban Structure and Streetscape

Both from an ecological and amenity perspective but also from a visual aspect, it is desirable to allow, encourage and design penetration of the urban fabric with values deriving from the underlying and surrounding natural patterns. Urban development is not necessarily incompatible with retaining natural processes and values if carried out in an innovative, well-designed and sensitive manner. The goals of maintaining ecological functions, improving water quality and creating beautiful, liveable and high value (financial and otherwise) urban spaces are not exclusive of each other but can be achieved mutually and in an integrated way.

Elements used in the greenbelt design can be used in the creation of links, capillaries and small neighbourhood parks/ reserves. In the case of the Kirimoko Block, some beautiful and healthy stands of Kanuka (including other valuable and typical indigenous species) are existing and should be used to achieve landscape penetration. Creating a blank sheet, a bulldozed pre-structured subdivision is easy. Replanting, nurturing and maintaining new plantings is costly and often not very successful in climates like Wanaka. The use of extensive irrigation is rapidly becoming unsustainable and costly for the local authorities. Therefore, any existing vegetation is invaluable and must be incorporated wherever possible.

The site offers significant opportunity to set standards in terms of environmentally sensitive architecture, the use of solar energy, water conservation and other future-oriented aspects. It also offers considerable opportunity to set standards in terms of subdivision design and landscape integration. It is my view that some of these aspects – in particular some strong underlying design aspects - should be included in the structure plan and the plan change. Other aspects can be included and detailed in subsequent applications for resource consent.

## 4 Conclusion

In conclusion and summary I find and state:

- the Kirimoko Block in general is suitable for urban expansion
- the land contains sensitive areas and landscape features requiring protection
- such landscape sensitivity has been identified and graphically shown in Appendix 5.1
- sections of the Kirimoko Block boundary represent the agreed urban boundary of Wanaka
- in those sections, a greenbelt and designed urban edge shall be incorporated in the structure plan
- landscape penetration into the subdivision is an essential component

- a high quality and innovative subdivision layout and subdivision standards shall be applied to the Kirimoko Block
- a proposed structure concept, linking with the surrounding urban and landscape fabric is attached as Appendix 5.2

Queenstown, 20 February 2006

Ralf Krüger MLA DipHort ANZILA  
Registered Landscape Architect

## **5 Appendix**

### **5.1 Landscape Sensitivity Lines**

### **5.2 Zone Boundaries**

### **5.3 Development Areas**

# Kirimoko - Just One Life - Wanaka

## Sheet 1 - Landscape Sensitivity Lines

### Appendix 5.1



**Key**

[Red line]	DLDC line
[Yellow line]	Rail Kilgiver line
[Blue line]	DI Lucas line
[Green line]	Original Okonipa Road boundary
[Purple line]	Existing motorway track
[Red area]	Karaka
[Blue area]	Pine
[Grey area]	Existing consented building platform

**Notes:**

1. Consistency of boundaries for existing and proposed buildings.
2. Consistency of boundaries on site prior to construction work.
3. Proposed boundaries are to be shown in accordance to the subject drawings.

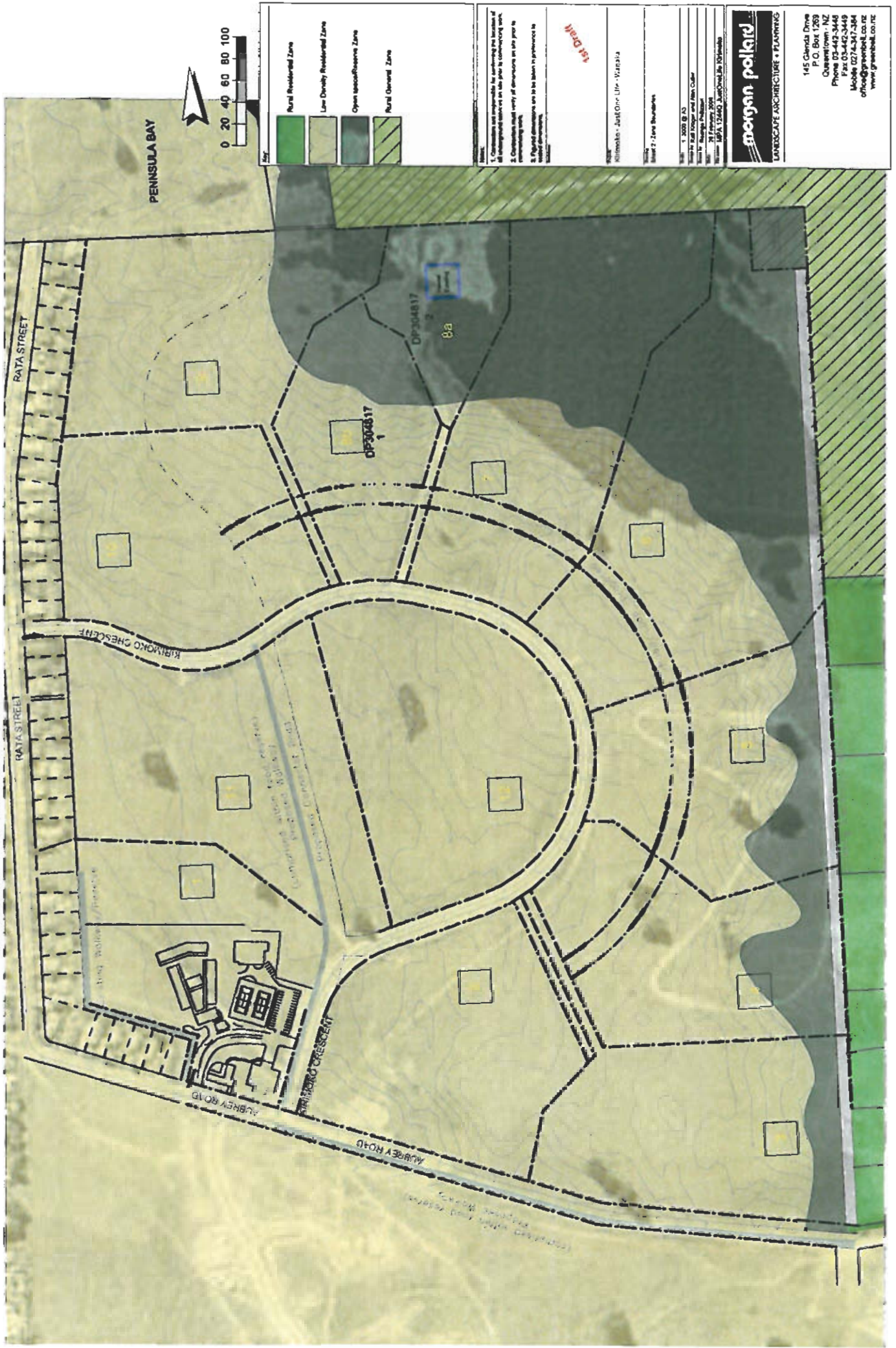
**Scale:** 1:5000 @ A3  
**Drawn by:** Ruff Koger and Alan Coker  
**Checked by:** Morgan Pollard  
**Date:** 27 February 2014  
**Project:** Kirimoko - Just One Life - Wanaka  
**Sheet 1 - Landscape Sensitivity Lines**

**morgan pollard**  
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# Kirimoko - Just One Life: Wanaka

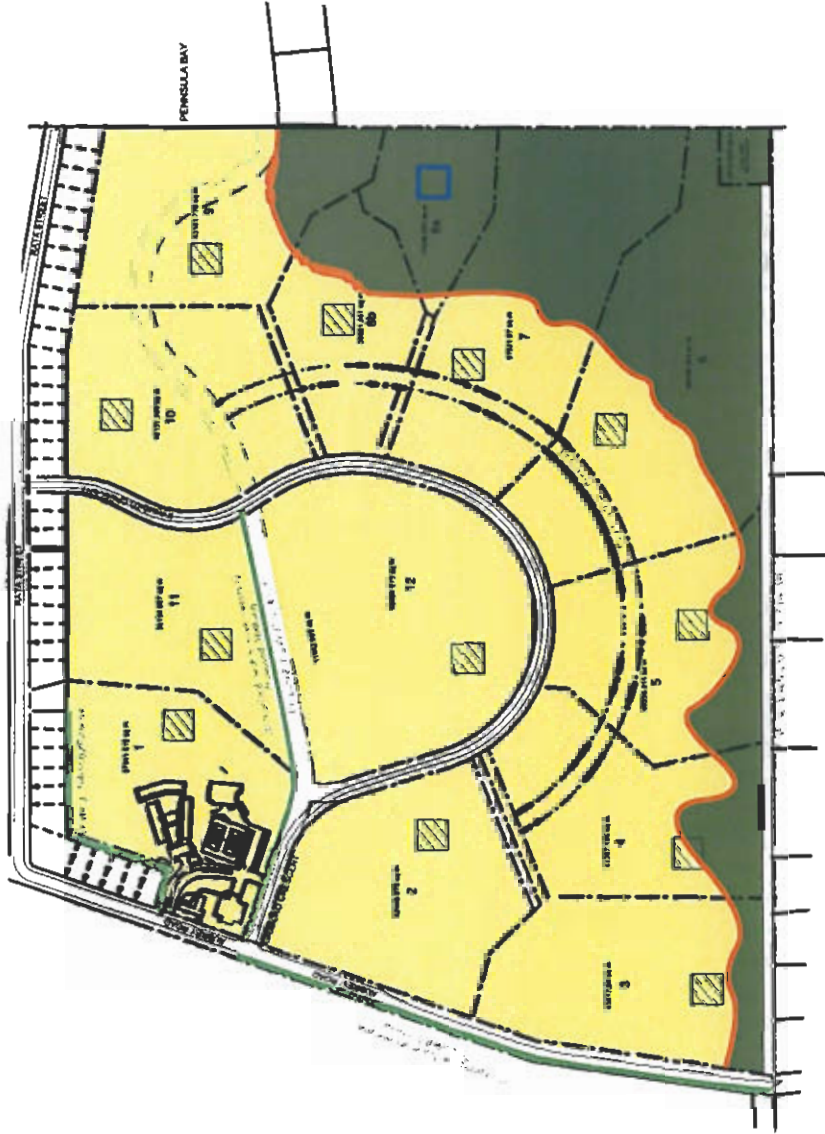
## Sheet 2: Zone Boundaries



# Kirimoko - Just One Life - Wanaka

## Sheet 3 - Development Areas

Appendix 5.3



Lot	Total Area ha	Low Density ha	%	Open space/Reserve ha	%
1	3.784	3.784	100%	0	0%
2	4.244	4.244	100%	0	0%
3	4.382	3.719	85%	0.663	15%
4	4.127	3.168	77%	0.959	23%
5	4.026	2.927	73%	1.098	27%
6	6.975	3.04	44%	3.935	56%
7	5.752	2.692	47%	3.06	53%
8a	1.75	0.178	10%	1.572	90%
8b	2.603	1.888	73%	0.718	27%
9	4.318	3.476	81%	0.842	19%
10	4.013	4.013	100%	0	0%
11	4.671	4.671	100%	0	0%
12	4.94	4.94	100%	0	0%

**Zone boundary**  
**Existing building platforms**  
**Low density zone**  
**Open space reserve**

**Notes:**  
 1. Consultants are responsible for ensuring the location of all underground services in this plan is correct and up to date.  
 2. Dimensions must verify all dimensions on site prior to proceeding with work.  
 3. All noted dimensions are to be taken in preference to the drawings.

**Scale:**  
 1:1000

**Project:**  
 Kirimoko - Just One Life - Wanaka

**Client:**  
 Greenbelt Co. Ltd.

**Design:**  
 Morgan Pollard

**Date:**  
 20 February 2018

**Drawn by:**  
 Morgan Pollard

**Checked by:**  
 Morgan Pollard

**Approved by:**  
 Morgan Pollard

**Project No.:**  
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