

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Stage 3b of the Proposed
District Plan – Rezonings –
Rural Visitor Zone

STATEMENT OF EVIDENCE BY REBECCA LUCAS

30 April 2020

Introduction

- 1 My name is Rebecca Lucas. I hold a Bachelor of Science and a Bachelor of Landscape Architecture (Hons) and I am a registered member of the New Zealand Institute of Landscape Architecture. I have 28 years' experience as a consultant landscape architect and I am the Principal of the Queenstown office of Land Landscape Architects Ltd (Land). I reside in Queenstown and have held the position of Principal for Peter Rough Landscape Architects (PRLA) and now Land since 1996. I was engaged by Queenstown Lakes District Council (QLDC) and then Civic Corporation as a consultant landscape planner for a period of 6 months, whilst still acting as Principal of PRLA. From 1994 – 1995 I was employed by Tract (W.A) in Western Australia, a large multinational Australian landscape architectural practice and from 1992 – 1993 I was employed by Earthwork Limited in Canterbury.

- 2 Land is involved in a range of projects including both landscape design and landscape planning from Resource Consent applications through to implementation of residential to large scale commercial projects. We have previously worked with Matakauri Lodge Limited (MLL) providing landscape assessment for Resource Consent applications. Many of our projects are located in the rural landscape, close to Outstanding Natural landscapes (ONL).

- 3 I have provided evidence at Council hearings and before the Environment Court, for both Council and private clients, regarding landscape assessment matters and I was involved with the Environment Court proceedings regarding landscape categorisation of the Wakatipu Basin and District Wide areas in the last QLDC District Plan review. I have considerable experience preparing landscape assessments within the District, particularly within the Wakatipu Basin, many of which have included consideration of ONL areas. I am also a member of the Queenstown Urban Design Panel.

Code of Conduct

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

Introduction and Scope of evidence

- 5 MLL have submitted on Stage 3b of the Proposed District Plan as part of the QLDC District Plan review (Submission 31033). The submission is for the site to be rezoned from Rural Lifestyle (Stage 1 PDP) to Rural Visitor Zone (RVZ). I have reviewed the following relevant reports and evidence;

- *Report and Recommendations of Independent Commissioners Regarding the Visitor Accommodation Subzone in Chapter 22: Rural Residential and Lifestyle Report 4B*
- *The notified Chapter 46 Rural visitor Zone of the PDP.*
- *Statement of evidence of Craig Barr, Strategic Overview for all of Stage 3, 18 March 2020.*
- *Section 42A report of Emily Grace, Chapter 46 Rural Visitor Zone – Text, Variation and Mapping, 18 March 2020.*
- *Second Statement of evidence prepared by Mr Matthew Jones on behalf of QLDC, Landscape Architecture – Rezoning – Rural Visitor Zone, 18 March 2020.*
- *The landscape assessment supporting the evaluation report for the Rural Visitor Zone (S32) titled QLDC Rural Visitor Zone Review Landscape Assessment by Helen Mellsop, May 2019.*

- *Decision of the Environment Court regarding Topic 2.2, for sites within an ONL.*

6 In his statement of evidence Mr Matthew Jones reviews and provides a landscape opinion on the MLL submission to rezone the site as RVZ. Mr Jones states at paragraph 15.6 of his evidence that;

Through my assessment of the submission and high level analysis, I consider that there could be capacity for the site to accommodate the type of development anticipated within the RVZ (with a site coverage and external building appearance standard in place as recommended within the evidence of Ms Grace) subject to the provisions of a detailed landscape analysis and assessment (as outlined below).

7 Section 16 of Mr Jones evidence outlines the requirements for a detailed landscape analysis and assessment. I have been engaged by MLL to prepare a brief of evidence including a landscape assessment of the site that satisfies the requirements outlined by Mr Jones.

- 8 My evidence will address the following;
- A description of the surrounding landscape context.
 - Identification of the landscape attributes and character of the site
 - Identification of the site specific landscape constraints
 - Identification of the site specific landscape opportunities
 - Landscape sensitivity rating.
 - Future development opportunities.
 - Visual assessment of the site
 - Discussion in relation to relevant planning documents
 - Conclusion

The Surrounding Landscape Context

9 The site is legally described as Lot 2 DP 27037 and Section 1-2 Survey Office Plan 434205 and has an area of 3.5994ha. It is located at 569 Glenorchy Road via Farrycroft ROW, approximately 7.5km from

Queenstown between Wilsons Bay and Corsican Cove in an area with a Rural Lifestyle zoning.

Refer to Attachment 1, Location Map, Aerial Photograph and Contours, Plan L1.

- 10 A number of residential dwellings are located in the area including the Scaife residence (62m from the nearest site boundary and 138m from the nearest MLL building) and the Farry cottage (178m from the site boundary and 233m to the nearest MLL building) to the southwest, the Petit residence (498m from the nearest site boundary and 521m from the nearest MLL building) to the northeast and several large prominently located residences at a higher elevation to the northeast in and above the Forest Hill residential development, accessed from Alpine Retreat Road. The Forest Hill development includes several completed residences with a greater number of consented but unbuilt houses. A number of residences are located to the north east of the site, one within the Stanley Properties land above the site and several more, further to the east. The remainder of the Stanley Property land that is adjacent to the north and east site boundaries is as yet undeveloped.
- 11 I note that the surrounding residential dwellings are not visible from within the site including the Scaife property due to topography and vegetation, so it is unlikely that the existing site buildings are visible from the surrounding dwellings.
- 12 A Department of Conservation reserve is located below the site to the south and east. The reserve borders the lake edge and is approximately 40m wide. The 7 Mile track passes through the reserve. This track is popular with walkers and mountain bikers, with a network of mountain bike tracks developed over recent years within the reserve.
- 13 The surrounding area has a landscape categorisation of ONL (under the PDP) as does Lake Wakatipu located below the site to the south with the spectacular mountains of Cecil and Walter Peaks rising steeply from the opposite lakeshore. The surrounding lake and mountains have a high

degree of naturalness and dominate the character of the site and scattered dwellings below as they are of a far greater scale. The site has a low elevation in comparison to most of the surrounding residences and the mountain tops.

- 14 The existing lodge buildings are located at a higher density than the surrounding residential dwellings but they sit well on the terrace top within the native planting cover of the site. Native planting is the dominant vegetation cover of the surrounding area including between residential buildings, although some mature conifers are also scattered throughout the reserve. The native vegetation cover of the site has been highly effective in softening and screening the appearance of the existing Lodge buildings and the surrounding native vegetation also provides screening and softening of the residential dwellings within the zone maintaining a visual cohesion with the surrounding landscape.
- 15 The area surrounding the site above the residential dwellings has a high level of natural character due to the low level of modification, native vegetation cover, clearly legible topographic and geological formations and natural patterns. The Rural Lifestyle Zone located at a lower elevation is more modified as it contains residential dwellings and access roads however large areas of native vegetation have been retained or replanted and the dwellings are scattered over the landscape at a relatively low density. Natural patterns and native vegetation cover are still evident throughout although natural values are not as high as the unmodified landscape at higher elevation.

EXISTING LANDSCAPE ATTRIBUTES AND SITE CHARACTER

- 16 The site is located on a terrace top above Lake Wakatipu with a southeasterly aspect. The topography slopes up steeply from the lakeshore and then flattens across the top of a small plateau but retains a consistent although gentler slope away from the lake. The site elevation ranges from approximately 326m to 357m. To the southwest of the site the topography rises to just over 500m to form a localized headland at the end of Wilsons Bay. To the north of the site the topography rises to just under

700m above the Forest Hill subdivision. The Queenstown Glenorchy Road turns inland between these two areas of higher topography prior to ascending into Wilsons Bay. The site is therefore located some distance from the road with no audible road noise promoting a sense of isolation and tranquility despite being located reasonably close to Queenstown.

- 17 The surrounding elevated topography including higher mountains to the north enclose the site and further add to the sense of separation and remoteness.
- 18 Access to the lodge is via Farrycroft RoW which follows the northwest site boundary half way along before dropping down into the site and exiting just before the southwest corner of the site to also provide access to the Scaife property. Access to the Stanley property is also via Farrycroft RoW, along the length of the northwest site boundary. An area of land is isolated from the remainder of the site between the two RoW's in the western corner. This land contains a dense cover of predominantly native vegetation and acts as a buffer and screen between the Lodge development and the neighbouring properties to the west and southwest. Access to the Lodge car park and staff parking is via Farrycroft RoW at two separate entry points.
- 19 A series of small beaches are located on the lakeshore below the site with a track leading down to a timber jetty that was established by MLL. Public access to the jetty is available. A small watercourse follows a gully down to the lake between the 7 Mile reserve car park and the northeast site boundary. Several willow trees are located at the base of the gully and along the beach.
- 20 The existing Lodge comprises 6 buildings that are located along the terrace top approximately 30m above lake level. The Lodge buildings are surrounded by extensive native planting that has matured well and provides significant screening and softening of the built form. MLL has invested significantly in the native revegetation of the site not only by dense planting but also through ongoing maintenance. The plants have grown and matured very successfully and have added significantly to ecological enhancement and add to the secluded and natural character of the site in

addition to providing screening and softening of the buildings. The planting which was undertaken by MLL is typical of the surrounding native vegetation cover and successfully absorbs the Lodge development into the surrounding landscape.

- 21 The site is located away from the Queenstown Glenorchy Road which gives a sense of peaceful remoteness. Views are spectacular and readily available of Lake Wakatipu and the surrounding mountains. The topography to the north, west and east, slopes up and away from the site surrounding it and enclosing it and directing the orientation of development towards the lake, with no visible neighbouring residences, further adding to the enclosed nature of the site location.
- 22 Views from the site are wild and natural and include Lake Wakatipu, Cecil and Walter Peak to the southeast and surrounding higher topography supporting native vegetation cover to the northwest and northeast and more distant mountains to the north. The site is of a small scale in comparison to the surrounding mountains and lake.
- 23 The site has experiential attributes including the sound of birds, smell of native vegetation and the ability to access the lake and beaches. The lack of traffic noise and the enclosed nature of the site with its small scale compared to the grandeur of the surrounding lake and mountains provides a sense of peaceful isolation. The darkness at night due to very few visible surrounding lights adds to the sense of isolation.
- 24 The site does have a low degree of modification due to the existing built form, pathways, car park, jetty and the surrounding residential dwellings, however the surrounding dwellings are not visible from the Lodge and chalets as views are orientated towards the lake so a sense of wildness is experienced from within the site. Existing vegetation and topography also play a key role in maintaining privacy for users of the Lodge and surrounding residences.
- 25 Transient values of the site include changes in light on the lake water and mountains, visible boats passing on the lake, the level of wave action on

the lake and beach, audible birdsong, waves breaking and wind in the trees, presence of snow on the mountains and smells of the vegetation such as flax flowering.

- 26 The site is located close to Lake Wakatipu so forms a part of the Māori legend of the lake about a taniwha. The PDP maps do not annotate any specific associative attributes to the site.
- 27 The character of the site is that of a secluded high end resort with associated amenities, located in a very scenic, beautiful and unique location close to Queenstown but with a high level of isolation and wildness.
- 28 The views from Lake Wakatipu are iconic and reasonably widely visible by the public and tourists as the site and surrounding area is clearly visible from the water on the TSS Earnslaw as it passes to and from Walter Peak.
- 29 In summary, the site has the following attributes that make it suitable for rezoning as a RVZ;
- The site is located within an ONL.
 - The site is modified due to the existing Lodge development but has retained a remote, wild, scenic and peaceful character.
 - The site has areas of topography that are suited to development as they are less steep than the steep terrace slope but still afford spectacular views of Lake Wakatipu.
 - The site has easy and existing access, is reasonably close to Queenstown but is located away from the Queenstown - Glenorchy Road enhancing a remote character.
 - Existing mature, native vegetation located on the site and in the surrounding reserves provides excellent screening and absorption of built form into the surrounding landscape.

Refer to Attachment 2, Site Attributes, Plan L2

Site Specific Landscape Constraints

- 30 The proposed RVZ includes only the area of the site and so is relatively small meaning a finite area of development is possible. The existing buildings constrain any future development footprint and location as do the existing access roads and car parking. In addition to the visible structures, significant infrastructure is below ground as on site waste disposal is required for any development.
- 31 The mature native vegetation cover is important to the character of the Lodge and also for screening and softening of views from Lake Wakatipu and the 7 Mile reserve and walkway/cycleway. Removal of vegetation to construct additional buildings requires careful consideration particularly the need for and location of replacement vegetation as well as the effects that further development will have on the tranquil, remote and wild character of the site during any construction period. The impact on views from outside the site and mitigation of visual effects must also be considered.
- 32 Topography also poses constraints on development as the terrace slope is very steep and exposed to view from the lake so is not suitable for further development. The area above Farrycroft RoW is also steep and elevated therefore visible from outside of the site, so this area is not appropriate for development. Although the site has a low elevation compared to the surrounding more elevated land it is still sensitive to building height and dominance as views from the lake into the site are unrestricted. The height of any further development in addition to bulk, materials and colours must be carefully considered to avoid adverse visual effects and a corresponding loss of natural character to the surrounding area.

Refer to Attachment 3, Site Constraints, Plan L3

Site Specific Landscape Opportunities

- 33 There are opportunities for further visitor accommodation development on the site, however, in assessing such opportunities, the various onsite physical constraints discussed above need to be carefully balanced.

The existing buildings on the site have been carefully located so as to provide a private and intimate experience for guests, and this factor needs to be considered for any further accommodation buildings. The inappropriate placement of further buildings would be a detrimental outcome for the high-end style of accommodation that is provided on site. Conversely, any new accommodation buildings need to be carefully placed, so as to provide the same or similar experience in terms of privacy, amenity and views, when compared to the exiting buildings. There would also need to be careful consideration in terms of the removal of existing vegetation and any resulting change to visibility of the buildings.

- 34 Additional visitor accommodation buildings and the resultant increase in guest numbers will require additional infrastructure capacity including wastewater and car parking. Areas of land must therefore be designated for these functions.
- 35 Topography and visibility dictate where further development of buildings and infrastructure can be located on site. The steeper more visible slopes should be avoided, but the gentler slope, set back from the terrace escarpment is appropriate.

Refer to Attachment 4, Opportunities for Development, Plan L4

- 36 A site analysis to examine potential for further development of the Lodge was undertaken by a multi disciplined consultant team, including Land Ltd in 2017. The team addressed extensions to existing buildings, additions of further buildings, expansion of infrastructure to accommodate more guests and landscape and visual assessment to advise the impact of the proposed increase in built form on the landscape values of the site and surrounding context. A proposed scheme was prepared to incorporate the expansion of the Lodge and an application for Resource Consent was made (RM171104). This proposal was submitted for Resource Consent but was put on hold at the applicant's request. It is my opinion that this plan (or something similar) represents the maximum level of development that the site is capable of absorbing. This is due to the proposed buildings and

additional car parking being located away from the steeper, elevated areas of the site that are more sensitive to change including the terrace face and the area above Farrycroft RoW. The proposed development is located within the area of the site that is less steep and set back far enough to avoid visibility from the reserve and track below. Additionally, the buildings retain adequate separation for vegetation to be planted between to provide screening and softening of the built form.

Refer to Attachment 5, Landscape Assessment RM171104, 2017.

- 37 A report to the processing planner by Dr Marion Read in 2017 agreed with the findings of my landscape assessment for RM171104 and noted that;

...the site is able to absorb this further development, substantially because of the intensive indigenous planting which has been undertaken on the site and which it is proposed, under this application, to extend. This planting has increased the level of natural character on the site and this has a positive influence on the quality and character of the surrounding landscape. I do, however, consider that this development brings the site to the limit of its capacity to absorb development without it detracting from the value of the wider landscape.

Refer to Attachment 6, Report by Dr Marion Read

- 38 In my view, the site has the ability to contain additional visitor accommodation buildings in the areas shown on Landscape Plan L4 included in Attachment 4 Opportunities for Development Plan L4. This area is much the same as proposed previously via RM171104. Suitable building placement/design and landscaping (both removal and further new planting) would aid in allowing new buildings to blend into the setting of the site and wider landscape.
- 39 In my opinion, the most likely scenario for the site in terms of increasing the number of visitor accommodation buildings and overall guest numbers, would be a similar scenario to that as proposed in RM171104.

- 40 I understand that there are various bulk and location standards for buildings in the RVZ (both in the notified version and the recommended changes in the Section 42A report). I will address these standards below.

Landscape Sensitivity Rating of the Site

- 41 I agree with Mr Jones' interpretation and definition of landscape capacity and landscape sensitivity taken from the NZILA Best Practice Note, in paragraph 4.15 of his evidence and I apply the same definitions.

***Landscape capacity** is the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values.*

***Landscape sensitivity** is the degree to which the character and values of a particular landscape are susceptible to the scale of external change.*

- 42 The proposed RVZ uses landscape sensitivity ratings to apply to the activity status for buildings, with Low – Moderate sensitivity having a controlled activity status, Moderate – High having a discretionary status and High a non-complying status. Sensitivity rating was first assessed by Ms Mellsop and then used by Mr Jones to ascertain if the proposed RVZ zone was able to accommodate development whilst protecting the values of the surrounding ONL. In order to determine landscape capacity, landscape attributes and character must first be identified as above.
- 43 The landscape attributes of the site that are most important to landscape capacity are density of built form, native vegetation cover, dominance of built form and the resulting sense of remote naturalness. If buildings are too close together or not appropriately designed with recessive bulk/height, materials and colour then it will not be possible to maintain a continuous vegetation cover, resulting in dominant buildings and a loss of natural character.
- 44 The site and surrounding area is visible from Lake Wakatipu and is seen by the public, national and international tourists from on board commercial boats such as the TSS Earnslaw in addition to private vessels. The

lakeshore and vegetated topography that rises steeply from it has a high level of legibility, visual coherence (due to the almost continuous vegetation cover) and a high perception of remoteness so it is highly valued by both the local community and tourists. This is reflected by the ONL categorization.

- 45 The existing development has a density that is higher than the more scattered residential dwellings surrounding it but the individual buildings are separated by vegetation and are mostly located on the less steep slopes of the terrace at a considerably lower elevation than the surrounding topography. The building form, materials and colours are not dominant and are successfully absorbed by the surrounding landscape. When viewed from a distance, the built form blends into the setting.
- 46 The Lodge development is not visible from Queenstown Glenorchy Road, the 7 Mile reserve or track but is visible from the lake. Buildings of a different style, that are more dominant and have greater height, bulk and density would detract from scenic values of the area from the lake by reducing naturalness, remoteness, visual coherence and legibility. The site is enclosed, of a small scale, at low elevation with limited visibility so has the ability to absorb a limited amount of appropriately designed built form without compromising the important values of the surrounding landscape. It is therefore considered that a portion of site has a Low - Moderate level of landscape sensitivity with an ability to absorb a limited level of appropriately designed development over and above what is already existing on the site.
- 47 It is my opinion that the steep terrace face is a High Landscape Sensitivity Area as it is close to the lake shore and the steep slope and therefore steep viewing angle make visual mitigation by planting impossible from the track and reserve below. The steep topography above Farrycroft RoW is also an area of High Landscape Sensitivity due to its elevation which would make it more visible from the lake and difficult to screen with vegetation. In addition, the narrow width of this area would also make it difficult to screen built form from the other users of the RoW. These areas have a very limited capacity for further development.

Recommendations for Further Development of the Site

48 As discussed above, there is some opportunity for further development of the existing Lodge facilities, on a scale and similar to that proposed in the resource consent application RM171104. In order to protect natural values, I recommend that any further development should be restricted by the following;

- Maximum height limit of 6m.
- Building footprint limit of 500m² per building.
- Maximum building site coverage of 2,500m²
- To maintain adequate areas of vegetation between buildings to avoid views of continuous built form from Lake Wakatipu, a minimum distance of 10m should be applied between buildings.
- Building appearance controls similar to PDP Rural zones.
- Requirement for native vegetation to screen and soften any built form from Lake Wakatipu and other public roads and places.

Visual Assessment of the Site

49 The existing built form within the site is well screened by vegetation located both within the site and the adjacent DoC reserve land. The vegetation is a mix of both native and exotic conifers. Only glimpses of the site are possible from Queenstown Glenorchy Road as the buildings are screened by roadside vegetation and by vegetation that has been planted within the site. The buildings are partially visible from the 7 Mile car park over a distance of approximately 300m and a little more visible from the beginning of the 7 Mile Reserve track as it descends to lake level. No building is visible from the remainder of the track due to viewing angle and height of the vegetation adjacent to the track. The site is visible from Lake Wakatipu and is notable due to the higher density of built form in comparison to the surrounding single dwellings. However, the Lodge development is sited at a low elevation, is softened by the surrounding vegetation and is not dominant within the landscape.

50 I am very familiar with the site as I have walked and cycled the 7 Mile track, visited the site, driven the Queenstown Glenorchy Road many times and viewed the site from Lake Wakatipu by private boat, water taxi and the TSS Earnslaw. I have also previously prepared a visual assessment for RM 171104 and before that prepared expert evidence for a Council hearing regarding alterations to the lodge buildings.

51 I have viewed the site from the Queenstown Glenorchy Road, the 7 Mile Reserve car park and walked the track on 28 April 2020 to compare visibility with my 2017 Visual Assessment and note that the lodge buildings are now further screened and softened by the existing vegetation.

Refer to Attachment 5 Landscape and Visual Assessment for RM171104 completed in 2017. Note that this assessment was for extensions to existing buildings and proposed additional buildings.

Refer to Attachment 7 that includes the 2017 Visual Assessment photographs with the site boundary added as requested by Mr Jones.

52 The existing buildings and proposed development will be visible from Lake Wakatipu and this is the key viewpoint when considering additional development of the site. The most notable commercial boat due to its size and frequency of trips is the TSS Earnslaw, however it is noted that the sailing route of the Earnslaw is a considerable distance from the site. Private boats do of course come closer but the frequency is much less. It is my opinion that if development complies with the recommendations above then adverse visual effects will be avoided. As stated previously, the existing development on the site, when viewed from a distance, blends into the landscape setting.

53 It is my opinion that if further development proceeded within the site in accordance with the recommendations above, the visual effects once site vegetation was reinstated and had matured, would be low to very low.

Refer to Attachment 8, Scale of landscape and Visual Effects Ranking

Discussion in Relation to Relevant Planning Documents

- 54 I have reviewed the Commissioners Decision that rejected the VASZ on the site as part of Stage 1 of the PDP and I prefer the proposed RVZ for the site as it is more cognisant of landscape matters. The RVZ requires detailed landscape assessment including identification of landscape attributes, constraints, landscape capacity, landscape sensitivity ranking which should result in development appropriate to the site and surrounding landscape context whilst protecting the important landscape values of the site and surrounding landscape context.
- 55 I have also reviewed the Environment Court decision Topic 2.2 and note that areas of ONL must be protected as required by Section 6(b) of the RMA. In order to protect a landscape, first the values and attributes of the landscape must be identified and then an assessment undertaken to determine landscape capacity of the values and attributes to tolerate change. This then also determines a landscape sensitivity.
- 56 The important attributes and values of the site and its setting are a sense of remoteness, native vegetation cover, visual cohesion, legibility of the formative processes, naturalness. The site is modified due to the existing lodge development and the surrounding area is also modified due to the existing residential development however, both the site and surrounding area have retained many of the important attributes and values of the more natural elevated landscape. This is due to a relatively low density of development and the retention and replacement of native vegetation between built form. In addition to the avoidance of dominant built form by the use of recessive building form (height restrictions) and materials and colours, the existing development has included sensitive and considered siting of buildings. The site is not visible apart from views from Lake Wakatipu but these views are very important to the continued retention of the natural character of the wider landscape.
- 57 It is my recommendation that to successfully protect the surrounding attributes and values of the site and surrounding landscape provision

should be included in the proposed RVZ to restrict location, height, density, form, materials and colours of any further development on the site. In addition, I consider that an overall site coverage of 2500m² and a minimum distance of 10m between buildings should be applied to retain adequate vegetation cover between buildings. Based on these controls, I consider that future development can be undertaken that protects the landscape values of the ONL within which the site sits.

Conclusion

- 58 The landscape attributes and character values of the MLL site and surrounding landscape have been identified and from these a landscape capacity and sensitivity rating of Low to Moderate determined for the site apart from the steeper terrace slopes which have a rating of High.
- 59 In my opinion the RVZ is appropriate for the site as this enables controls over development to be applied providing protection of the natural character of the site and surrounding ONL area.

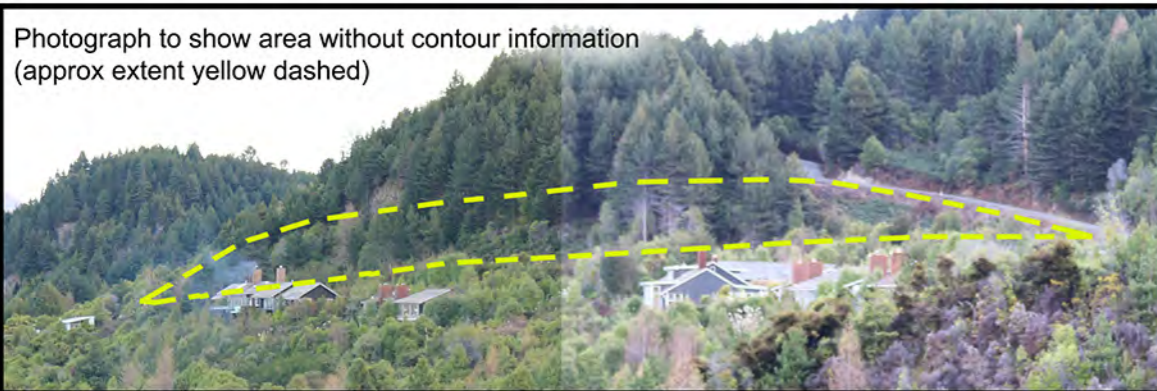
Rebecca Lucas

30 April 2020

ATTACHMENTS

1. Location Map, Aerial Photograph and Contours, Plan L1
2. Site Attributes, Plan L2
3. Site Constraints, Plan L3
4. Opportunities for Development, Plan L4
5. Landscape and Visual Assessment RM171104, 2017
6. Report by Dr Marion Read
7. 2017 photographs with site boundary and location map
8. Scale of Landscape and Visual Effects Ranking

Photograph to show area without contour information (approx extent yellow dashed)



Contour information is not available for this area, however a site inspection shows that it is very steep, see photograph above

7 Mile car park, mountain bike, and walking tracks

Gym & Spa
184m² Building
Footprint Area

Chalets 3-4
151m² Building
Footprint Area

Chalets 1-2
151m² Building
Footprint Area

Lodge
587m² Building
Footprint Area

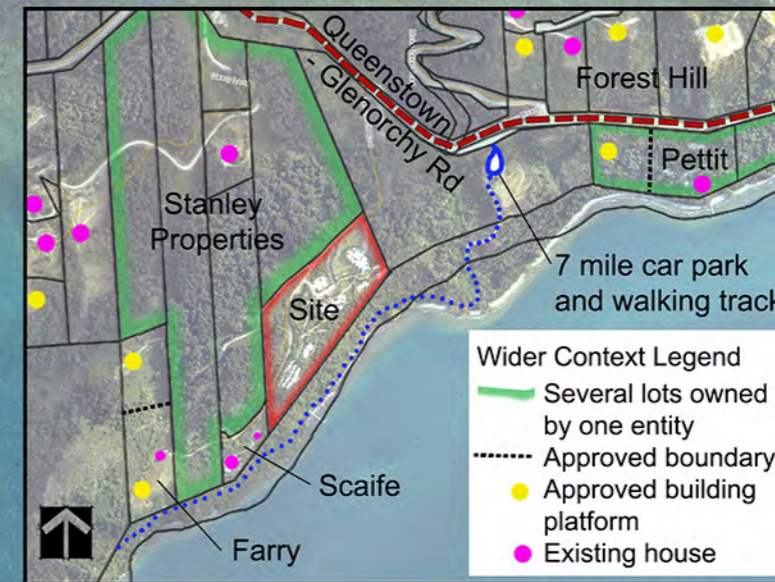
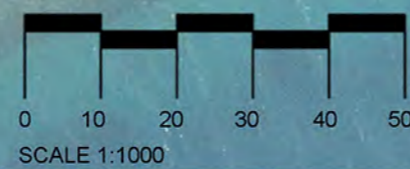
Villas 1-4
181m² Building
Footprint Area

Owner's Cottage
431m² Building
Footprint Area

Reserve

Walking track

Lake Wakatipu



- Wider Context Legend**
- Several lots owned by one entity
 - - - Approved boundary
 - Approved building platform
 - Existing house



REGISTERED
LANDSCAPE
ARCHITECT

Project: **MATAKAURI LODGE**
Title: **LOCATION MAP, AERIAL PHOTOGRAPH AND CONTOURS**

Location: **FARRYCROFT ROW, QUEENSTOWN**

Rev Description By Date

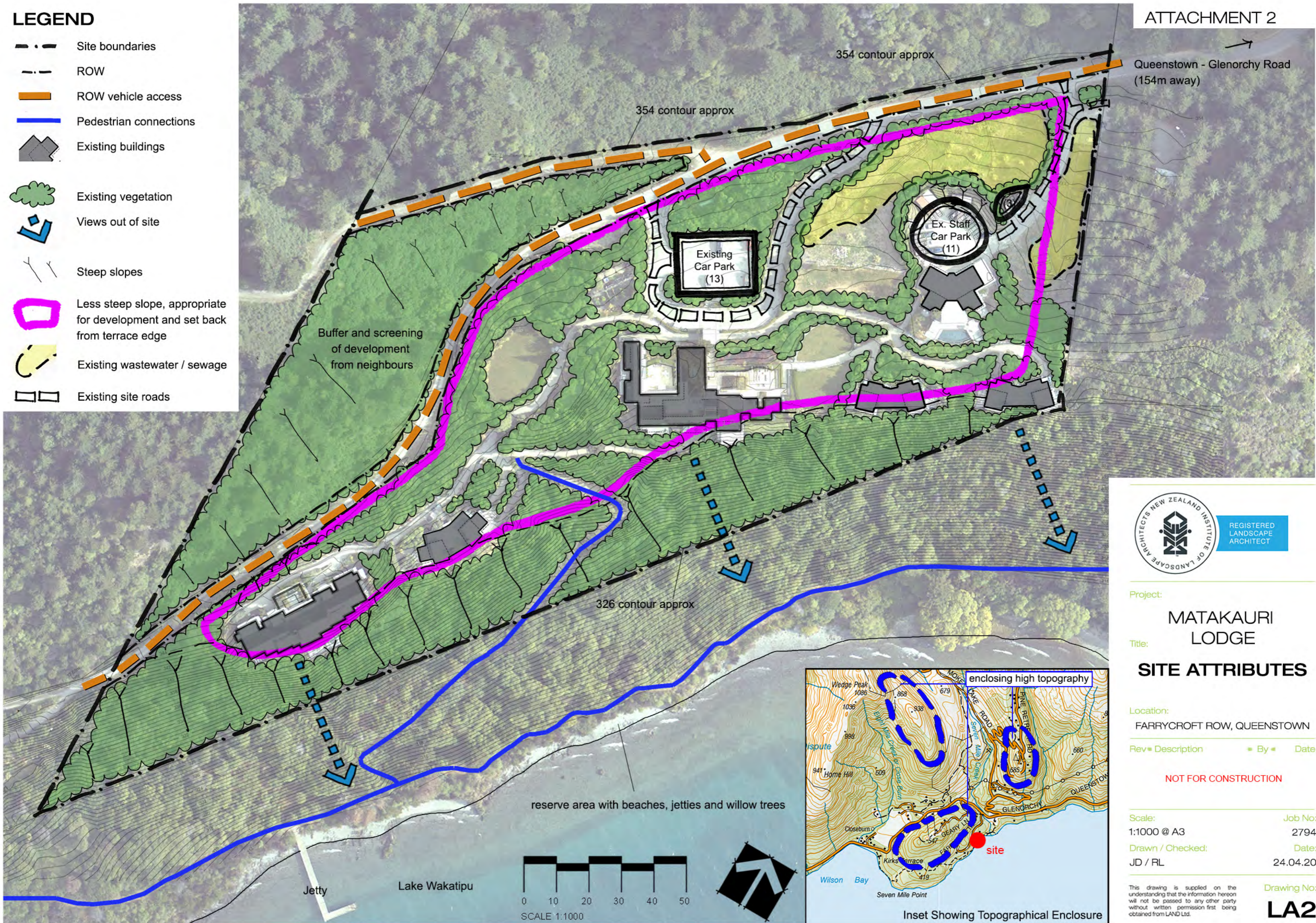
NOT FOR CONSTRUCTION

Scale: 1:1000 @ A3
Job No: 2794
Drawn / Checked: JD / RL
Date: 24.04.20

This drawing is supplied on the understanding that the information hereon will not be passed to any other party without written permission first being obtained from LAND Ltd.
Drawing No: **LA1**

LEGEND

-  Site boundaries
-  ROW
-  ROW vehicle access
-  Pedestrian connections
-  Existing buildings
-  Existing vegetation
-  Views out of site
-  Steep slopes
-  Less steep slope, appropriate for development and set back from terrace edge
-  Existing wastewater / sewage
-  Existing site roads



Project: **MATAKAURI LODGE**
 Title: **SITE ATTRIBUTES**

Location: **FARRYCROFT ROW, QUEENSTOWN**

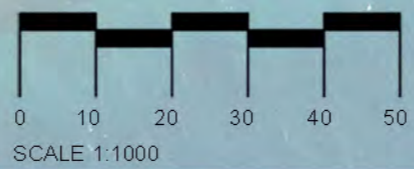
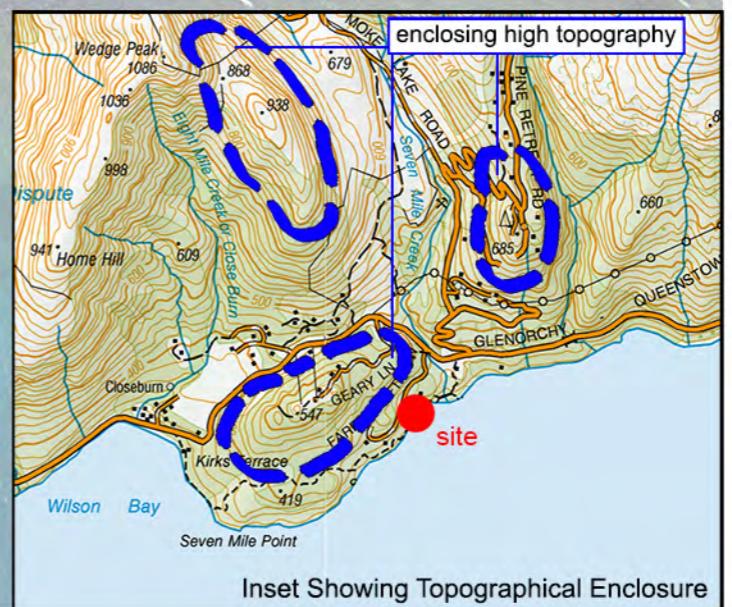
Rev Description By Date

NOT FOR CONSTRUCTION

Scale: 1:1000 @ A3 Job No: 2794














Drawn / Checked: JD / RL Date: 24.04.20

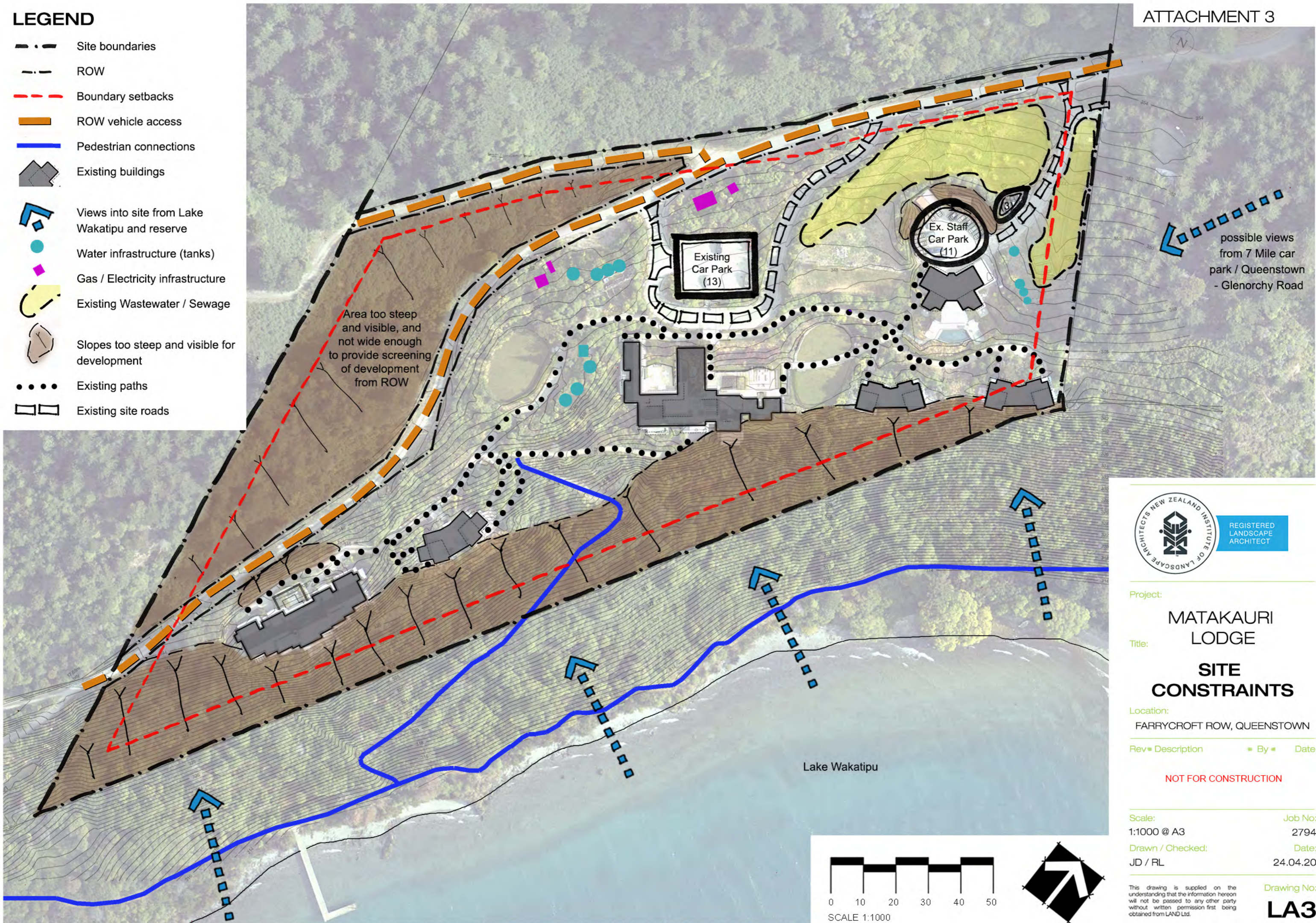
Drawing No: **LA2**



This drawing is supplied on the understanding that the information herein will not be passed to any other party without written permission first being obtained from LAND Ltd.

LEGEND

-  Site boundaries
-  ROW
-  Boundary setbacks
-  ROW vehicle access
-  Pedestrian connections
-  Existing buildings
-  Views into site from Lake Wakatipu and reserve
-  Water infrastructure (tanks)
-  Gas / Electricity infrastructure
-  Existing Wastewater / Sewage
-  Slopes too steep and visible for development
-  Existing paths
-  Existing site roads

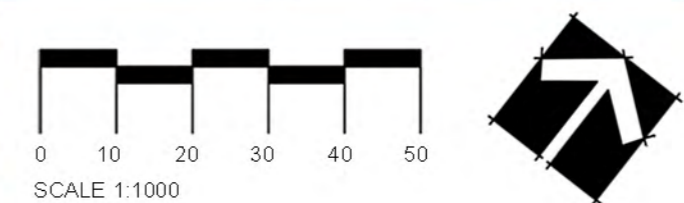


REGISTERED
LANDSCAPE
ARCHITECT

Project: **MATAKAURI LODGE**
 Title: **SITE CONSTRAINTS**
 Location: **FARRYCROFT ROW, QUEENSTOWN**

Rev	Description	By	Date
NOT FOR CONSTRUCTION			













Scale: 1:1000 @ A3	Job No: 2794
Drawn / Checked: JD / RL	Date: 24.04.20

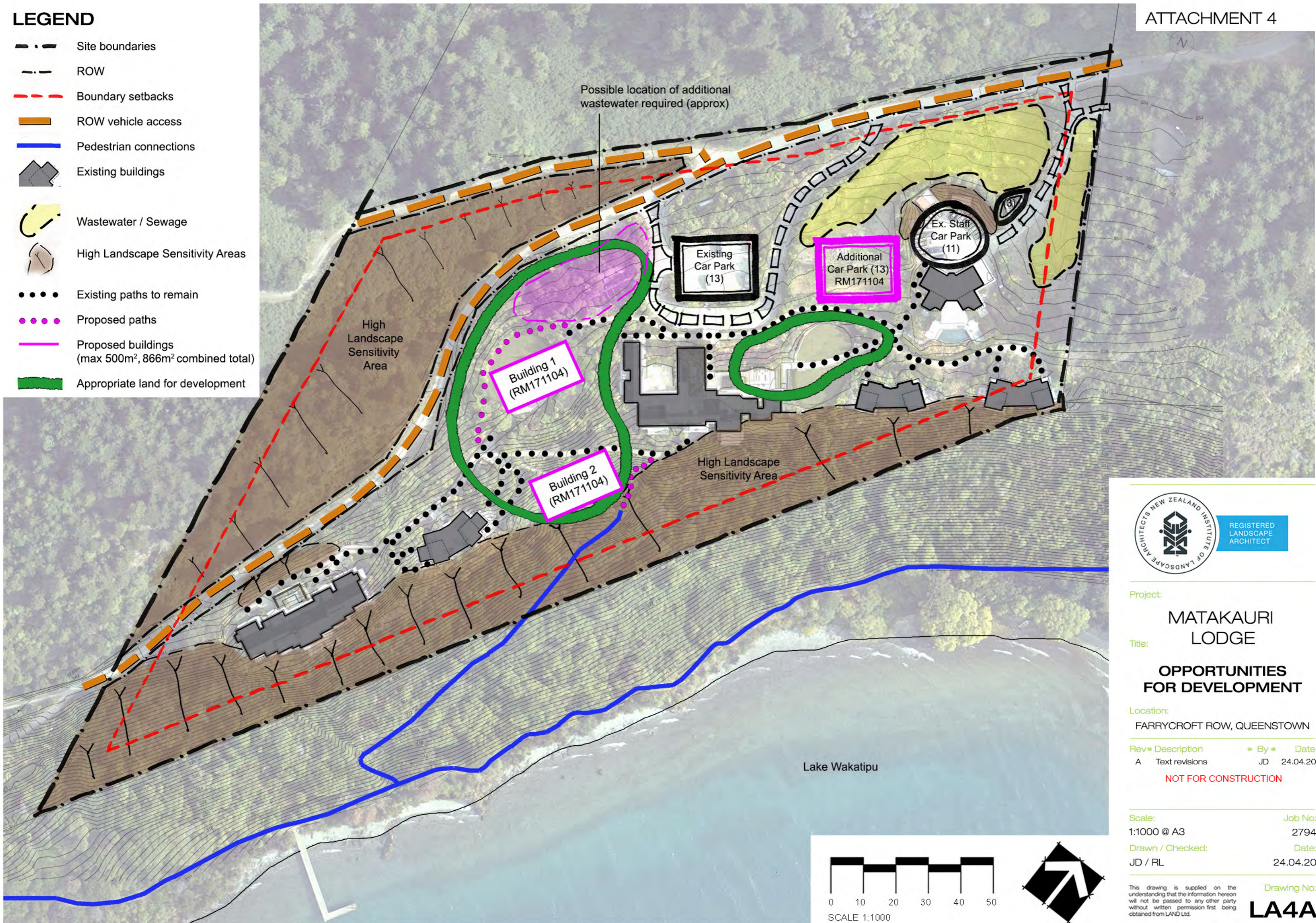


This drawing is supplied on the understanding that the information herein will not be passed to any other party without written permission first being obtained from LAND Ltd.

Drawing No: **LA3**

LEGEND

-  Site boundaries
-  ROW
-  Boundary setbacks
-  ROW vehicle access
-  Pedestrian connections
-  Existing buildings
-  Wastewater / Sewage
-  High Landscape Sensitivity Areas
-  Existing paths to remain
-  Proposed paths
-  Proposed buildings (max 500m², 866m² combined total)
-  Appropriate land for development



Project:
MATAKAURI LODGE

Title:
OPPORTUNITIES FOR DEVELOPMENT

Location:
FARRYCROFT ROW, QUEENSTOWN

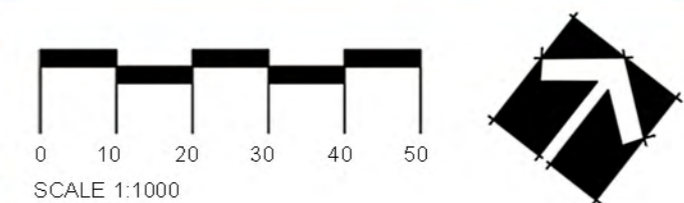
Rev	Description	By	Date
A	Text revisions	JD	24.04.20

NOT FOR CONSTRUCTION

Scale: 1:1000 @ A3
Job No: 2794

Drawn / Checked: JD / RL
Date: 24.04.20

This drawing is supplied on the understanding that the information hereon will not be passed to any other party without written permission first being obtained from LAND Ltd.
Drawing No: **LA4A**





MATAKAURI LODGE

PROPOSED SUITES A AND B AND LODGE EXTENSION

LANDSCAPE AND VISUAL ASSESSMENT

AUGUST 2017

INTRODUCTION

The following is a landscape and visual assessment prepared for submission as a part of a resource consent application to construct two additional buildings and an extension to an existing Lodge. Matakauri Lodge is located off the Glenorchy Road above Lake Wakatipu. It is a successful and popular exclusive luxury lodge that has been operating for years and is set within well established native vegetation. The two additional buildings are for visitor accommodation and referred to as Suite A and Suite B. Several previous resource consents exist for the property and are explained in detail by Mr Freeman in his planning report. The most recent consent was approved in 2012 to construct an owner's cottage. The owner's cottage was the 6th building to be constructed on the site. Landscape plans have been prepared by Mr Stephen Ridley and architectural plans and a photomontage by Warren and Mahoney.

The following assessment includes a description of the site and surrounding landscape, a description of the proposed development, a visual assessment and conclusion.

SITE LOCATION AND DESCRIPTION

The site is legally described as Lot 2 DP 27037 and has an area of 3.5971 ha. It is located at 569 Glenorchy Road via Farrycroft ROW, approximately 6.5km from Queenstown between Wilsons Bay and Corsican Cove.

The existing lodge comprises 6 buildings that are located along a terrace top approximately 30m above lake level. The topography is relatively flat on the terrace but then falls steeply to lake level. The lodge buildings are surrounded by extensive native planting that is well established and providing successful screening and softening of the buildings from Glenorchy Road, Lake Wakatipu, the 7 Mile walking track, neighbouring residences and Farrycroft Way.

The site is located in an area with a Rural Lifestyle zoning. A number of residential dwellings are located in the area including the Scaife residence and the Farry cottage to the southwest, the Petit residence to the northeast and several large prominently located residences (Jagged Edge and guest house) at a higher elevation to the northeast in the Lake Ridge development accessed from Alpine Retreat Road. A dwelling and a consented platform at Hammock Ridge are located to the northwest and further dwellings are anticipated in the area such as at the Forest Hill development. As yet undeveloped land is located nearby to the northwest of the proposal and is recorded under the name of Stephens. The character of the area is therefore influenced by a number of existing residential buildings although the areas between the dwellings are generally densely vegetated with a mix of native planting and exotic conifers.

A Department of Conservation reserve is located below the site to the southeast. The reserve borders the lake edge and is approximately 40m wide. The 7 Mile track passes through the reserve. This track is popular with walkers and mountain bikers.

Refer to Attachment 1, Location Map



The site is surrounded by mountains that have a landscape categorisation of ONL(WB) as does Lake Wakatipu located below the site to the southeast with the spectacular mountains of Cecil and Walter Peaks rising steeply from the opposite lakeshore. The surrounding lake and mountains have a high degree of naturalness and dominate the character of the site as they are of a far greater scale. The site has a low elevation in comparison to most of the surrounding residences and the mountain tops. The existing lodge buildings have a higher density than the residential buildings within the zone but they are well sited along the terrace top above the lake. The surrounding native planting is now well established and surrounds the buildings so that the visual effect is minimal and a high level of natural character is maintained.

ZONING AND LANDSCAPE CATEGORY

In the decision for consent to construct an Owners Cottage, RM120008, in 2012, the commissioners considered if the site was located within an Outstanding Natural Landscape (ONL). After consideration of evidence given on this matter by landscape architects and planners the Commissioners determined that the site was not located within an ONL landscape as the Rural Lifestyle Zone allowed development thus reduction of the natural character of the immediate area had been reduced and would continue to do so. Paragraph 29 of the decision explains this conclusion as follows;

Having considered the relevant expert evidence, in particular that of Ms Williams, we find that the subject site, which is zoned Rural Lifestyle, is not within an ONL (District Wide), or if it is, the landscape classification per se is not relevant to our assessment. When combined with the zoning in the immediate vicinity, this area will cater for over 60 houses. The 'natural' character of the landscape in the immediate vicinity has and will continue to be reduced through activities that are permitted or controlled within this zone. This observation is not intended to denigrate this location; however, our finding accepts that the area has the potential to absorb change because the zoning allows it.

The Commissioners then noted that Lake Wakatipu was located within an ONL and that views of the proposed development from the lake were an important consideration. I agree but note that Lake Wakatipu is an Outstanding Natural Feature according to the Proposed District Plan and the mountains surrounding the Rural Lifestyle zone are located within an area classified as ONL (DW) so effects of the proposal on both the lake and the surrounding ONL(DW) are an important consideration.

THE PROPOSED DEVELOPMENT

After careful consideration of several different development options and the effects on the surrounding area, particularly visual effects the preferred development option is for the construction of two additional buildings, Suites A and B and an extension to the existing lodge. Suites A and B are to be located between the lodge and the existing villa at the southwest end of the site. Suite A is located in part over the existing helipad and Suite B is located further down the slope below it. The suites have the same footprint and each contains 4 accommodation units. Existing pathways will be realigned to provide entry into each unit from the uphill side. Suite A includes outdoor living areas to the south east but Suite B does not as it is cantilevered above ground level. The lodge extension consists of a kitchen and dining area located in the existing outdoor courtyard to the eastern end of the existing lodge.



The exterior cladding of the suites will consist of a vertical timber wrap and board finished concrete. The southern elevations include a significant area of glazing but this is recessed beneath the roof of the building so reflectivity will be reduced.

Landscape plans have been prepared by Stephen Riddle and show existing and proposed vegetation around the suites. Three mature beech trees and a pittosporum will be retained along with existing regenerating native shrubland. Areas of vegetation will however require removal during the construction period. Planting adjacent to Farrycroft ROW including kanuka and mixed pittosporum planting that currently provides screening from the ROW into the helipad and the lodge beyond will require removal for construction access. This planting will be replaced once construction is complete including earthworks of low mounding to increase the immediate screening height of the new plants. Some planting between the two suites will also require removal during construction. This planting was established in conjunction with the lodge upgrade in 2010 and includes rata, cabbage trees, pittosporum, coprosma and other native shrubs. Proposed native revegetation will be established after construction is complete including wineberry, broadleaf, koromiko, kohuhu and marble leaf. Specimen grade red and mountain beech is proposed in groups around the north, west and southern elevations of Suite A. Two existing beech trees are located to the north of Suite A and will soften the built form within the surrounding landscape and provide a back drop.

Areas of existing regenerating native shrubland will also be removed during construction of Suite B. The existing vegetation to the south east of Suite B is older regenerating native shrub and includes several woody weed species such as buddleia and honeysuckle. This area will be revegetated with native shrubs once construction is completed. It will also be maintained and will result in less weeds and a denser cover than the existing vegetation in this area. The species proposed include native shrubs such as broadleaf and wineberry which will grow high enough to screen the board concrete finish foundations from views from Lake Wakatipu. An existing mature beech tree is located to the north of Suite B and will provide a back drop to the built form when viewed from Lake Wakatipu. A number of red and mountain beech trees are proposed around the south, west and east elevations which will break up the built form and provide part screening when viewed from outside the site.

I support the planting design provided by Mr Riddle and consider that in conjunction with the existing planting, it will provide adequate screening and softening to the proposed buildings once it has established, in approximately 5 -7 years after planting. The planting is dense and will continue to regenerate naturally over time resulting in a high level of natural character.

Please refer to the attached Landscape Plan.

VISUAL ASSESSMENT

A visual assessment of the proposed development has been undertaken from public roads and places, and photographs taken with a digital SLR camera using a 33mm lens unless noted otherwise. Profile poles were erected on each corner of the building platform and lodge extension to identify the height and location of the proposed building. The proposed development will be visible from the following locations;



Queenstown-Glenorchy Road

The existing Matakauri buildings are no longer visible from Queenstown – Glenorchy Road, apart from two very brief glimpses. In 2012 the buildings were visible for several seconds in each of these locations when travelling towards Glenorchy. The increase in screening is due to the growth of both roadside vegetation and that within the site. The proposed buildings and lodge extension will not increase the existing level of visibility from these locations on Queenstown – Glenorchy Road.

Department of Conservation 7 Mile Car Park

The vegetation surrounding the existing Matakauri buildings and within the surrounding Department of Conservation (DOC) land has grown and established over the past 5 years. When viewed from the 7 Mile DOC car park much of the Matakauri development is no longer visible. The owner's cottage at the western end of the site is most visible, the roof of the villa is visible including 2 chimneys and only a chimney of the lodge is visible. The chalets cannot be seen.

During the construction period, the change in vegetation cover may be visible but once completed the suites A and B will sit into the surrounding landscape and be mostly screened by the vegetation located in the DOC reserve. Reestablishment of vegetation around the suites will provide further screening and it is likely that the suites will not be visible at all from this location.

The lodge extension will be screened by existing vegetation.

Please refer to Attachment 2, photograph 1.

7 Mile Walkway

The existing Matakauri buildings are partly visible from the beginning of the walkway as it descends from the DOC car park. Once the track is near lake level none of the Matakauri development is visible for the remainder of the walkway as it is screened by topography and planting.

The addition of the Suites will have only a minor visual effect as once the proposed vegetation around the Suites has established they will sit comfortably amongst the planting like the existing buildings do.

Please refer to Attachment 2, photograph 2.

Lake Wakatipu

When viewed from Lake Wakatipu the Matakauri development is visible and notable in that it has a higher density of built form compared to the residential buildings in the surrounding area, however the development is still of a low scale and is sensitively located at a low elevation. The surrounding vegetation is well established and has successfully screened and softened the development. The native planting surrounding the buildings and absence of curtilage, car parking etc has ensured that a high level of natural character has been maintained over the site.



The site has the capability to absorb the proposed addition of the Suites and the lodge extension without an adverse visual effect from Lake Wakatipu. The suites are located within the existing development and will represent infill and not sprawl of the development area.

Please refer to Attachment 2, photograph 3.

Southwest Facing Lake Beaches

The proposed development will also be partly visible from southwest facing lake beaches to the east of the subject site. These views will be similar to the 7 Mile Walkway views.

Farrycroft ROW

At present the existing mounding and planting alongside Farrycroft ROW provides comprehensive screening into the Matakauri Lodge site. During construction, views to Suite A and B and the lodge will be possible as vegetation will be removed to provide site access. Once construction is complete the mounding and planting will be reinstated and once established views of the Matakauri development will once again not be possible from the ROW.

Summary

Planting associated with previous resource consents has established very well on the site and is providing good screening. Buildings are softened, partly screened and sit comfortably within the site and the surrounding landscape. A high degree of natural character has been retained across the site. The proposed development of Suites A and B and the extension to the lodge will increase visibility into the site during the construction period but if the proposed planting is undertaken the site has the capacity to also accommodate the proposed buildings with little change to the existing visual effects.

CUMULATIVE EFFECT

The existing Matakauri site is capable of absorbing the proposed development due to the success of the native planting around the buildings, access and car parks ensuring that they are not visible from outside the site. In addition, a buffer of native planting has been maintained around the buildings providing an appropriate level of separation from the neighbours within the Rural Lifestyle zone.

CHARACTER OF THE DEVELOPMENT

The site is located within a Rural Lifestyle zone where the anticipated development pattern consists of stand alone residential houses at a low density. The Matakauri Lodge consists of several buildings at a higher density across the site. However, the development does not result in negative effects on the surrounding residents or landscape as the buildings are each of a residential scale and design, constructed in recessive materials and colours. The surrounding dense native planting screens and softens the buildings and also importantly screens signs of domestication and curtilage clutter such as access roads, car parks, cars, washing, garden sheds, utilities etc. The continuous planting across the site ensures that the natural bush covered landscape



pattern of the surrounding area is continuous and a high level of natural character is maintained along with the rural amenity values of neighbours.

CONCLUSION

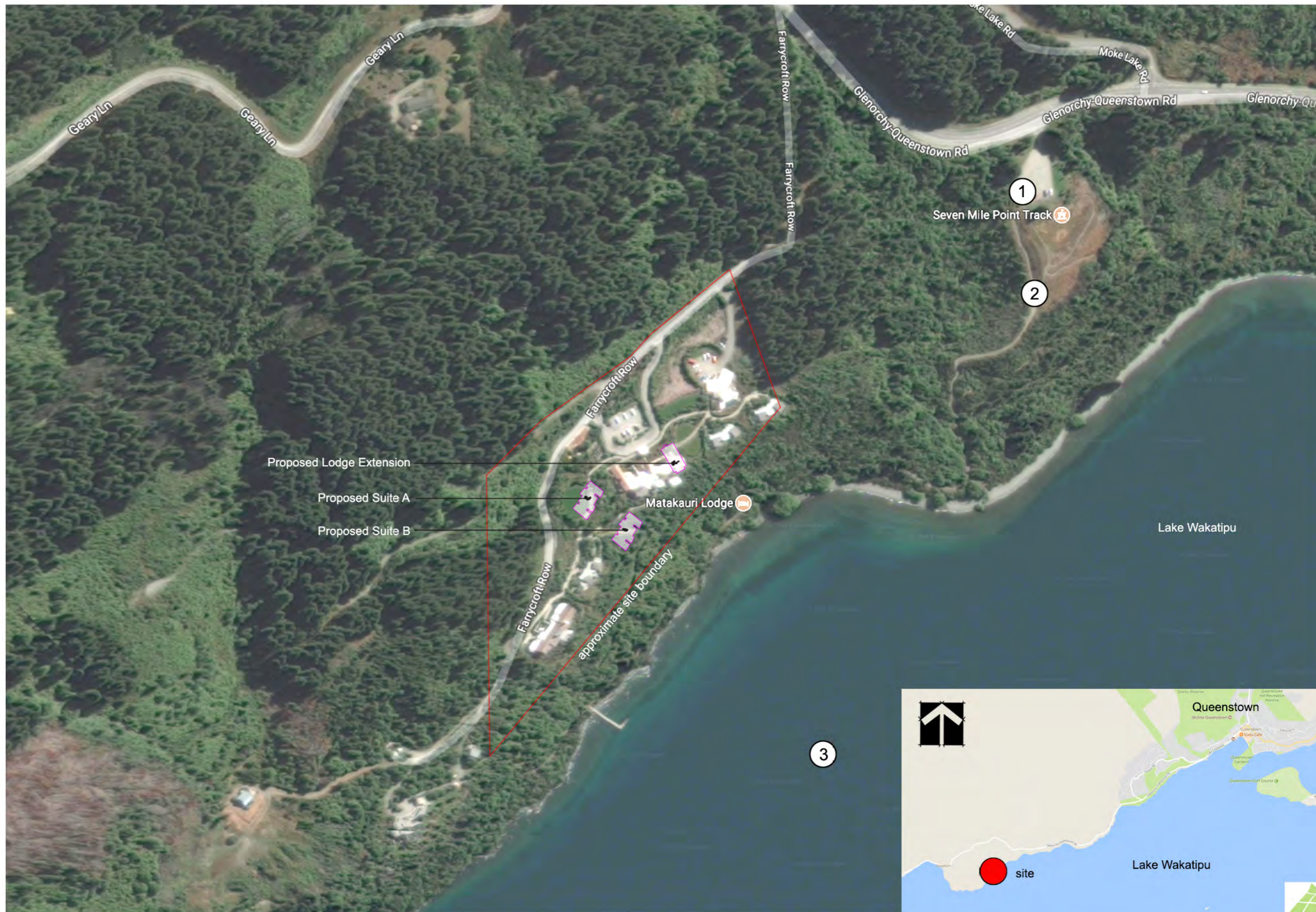
A landscape and visual assessment has been undertaken to assess the proposed development of Suites A and B and the extension to the existing lodge. The proposed buildings are small in scale and recessive in material and colours. The proposed planting will ensure that they are absorbed into the site with minimal visual effects as is the case with the existing buildings. The site exhibits a high natural character and this along with rural amenity values of neighbours will be maintained.

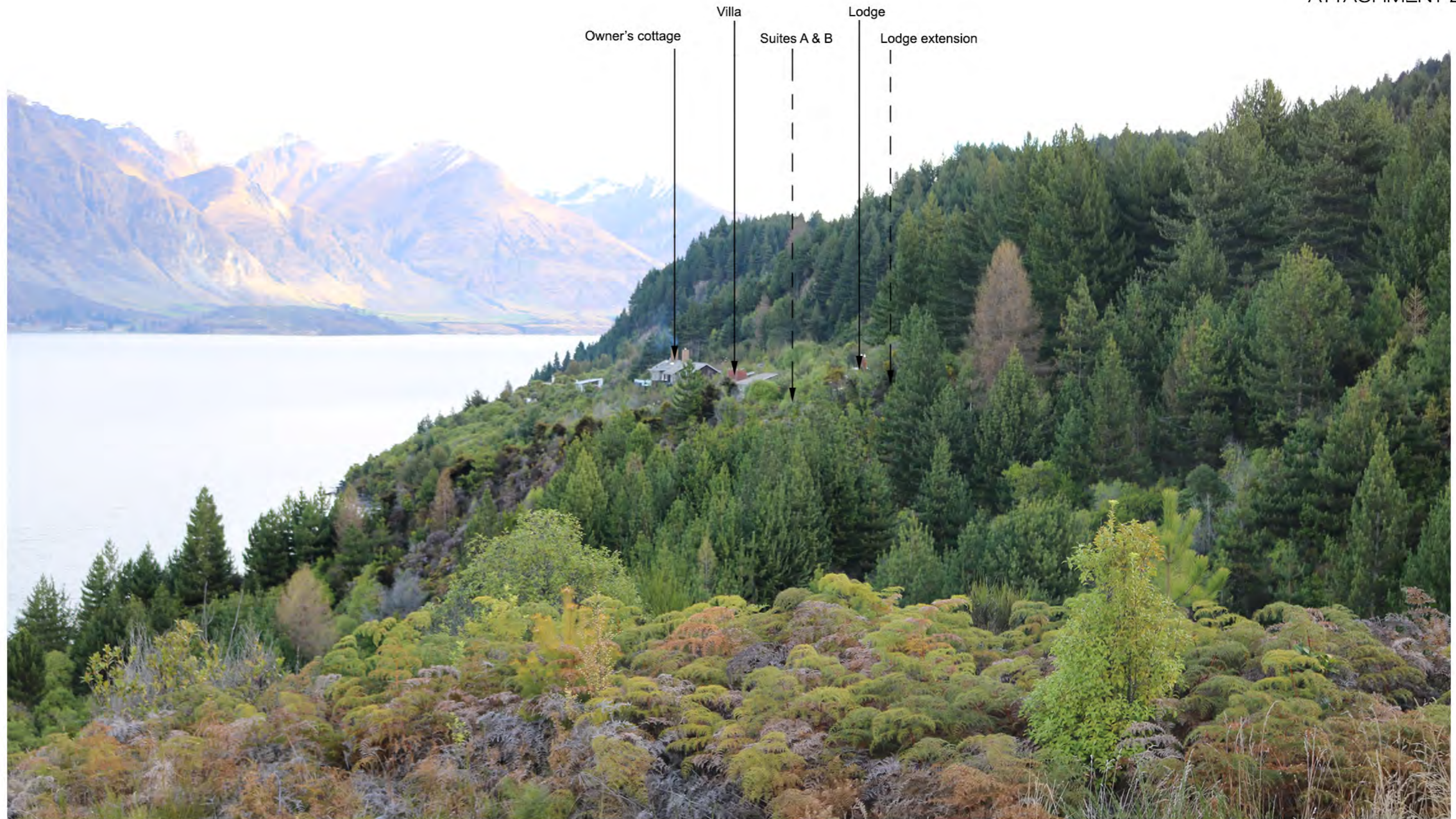


ATTACHMENTS

1. Site Map and photograph locations
2. Visual Assessment Photographs
3. Landscape Plan



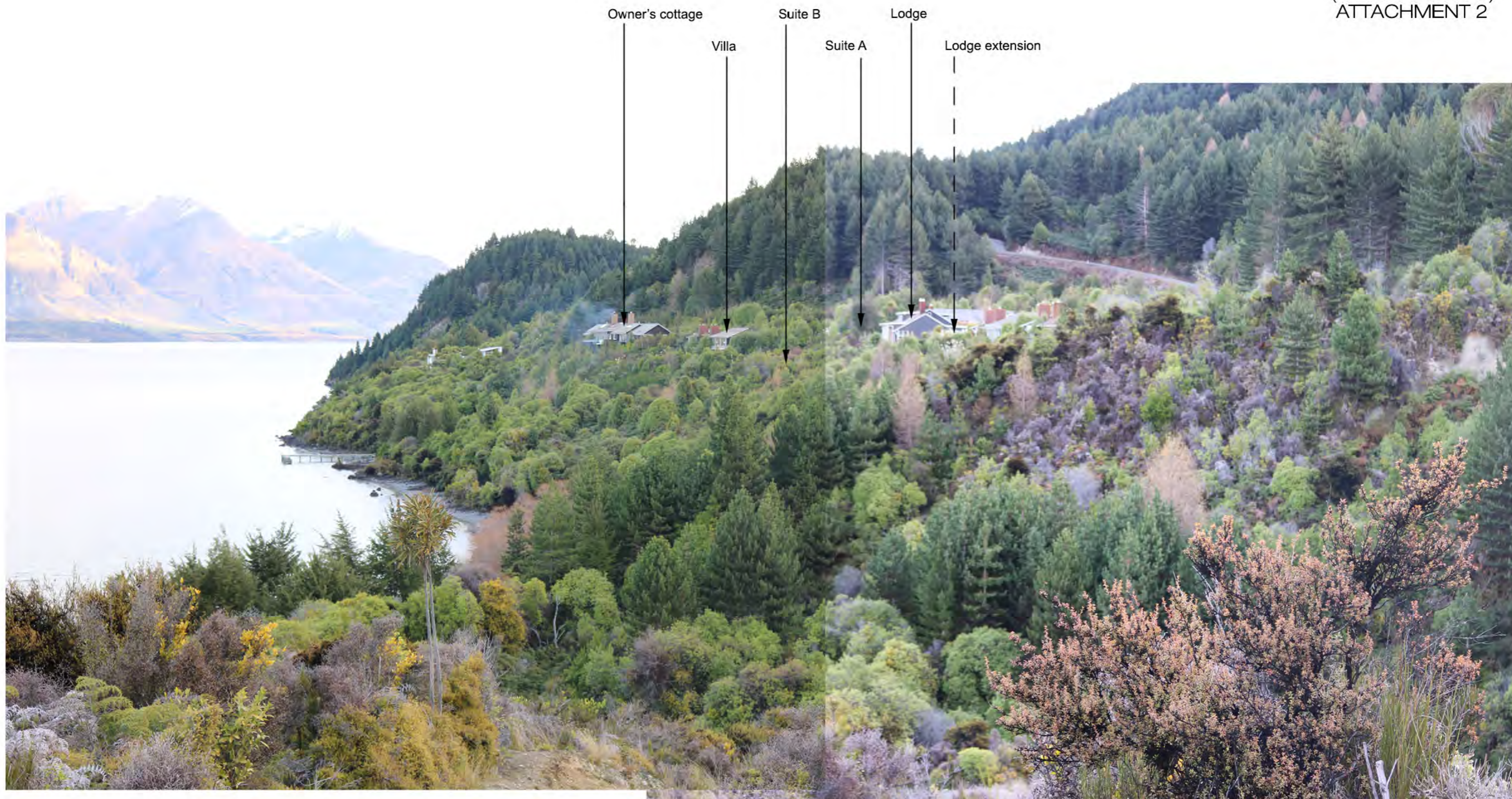




Photograph 1
View of site from 7 Mile DOC car park.

Note:
Photograph taken with a 31mm lens and a 1.6x focal length multiplier to give equivalent of 50mm lens.
Horizontal field of view = 40°
Single image width = 384mm
Image should be viewed at a reading distance of 500mm



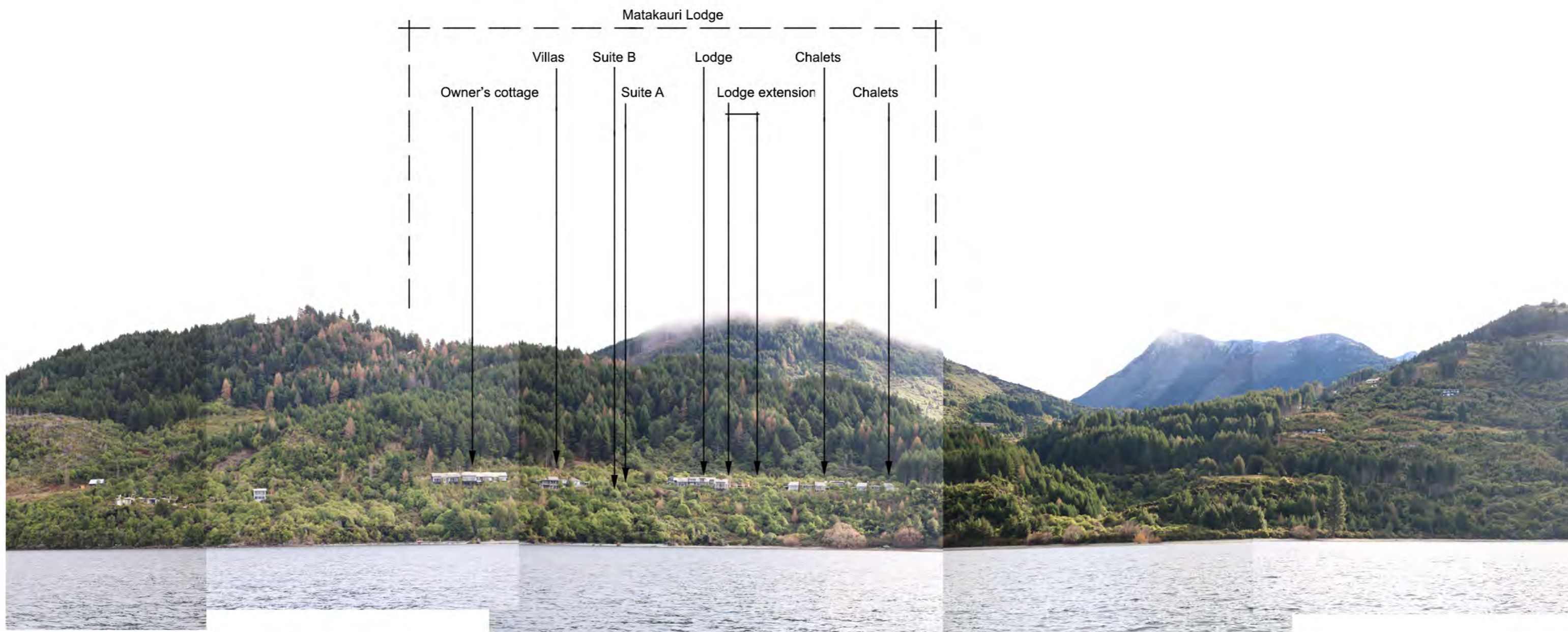


Photograph 2

View of site from 7 Mile Walkway

Note:
Photograph taken with a 31mm lens and a 1.6x focal length multiplier to give equivalent of 50mm lens.
Horizontal field of view = 40°
Single image width = 292mm
Image should be viewed at a reading distance of 400mm

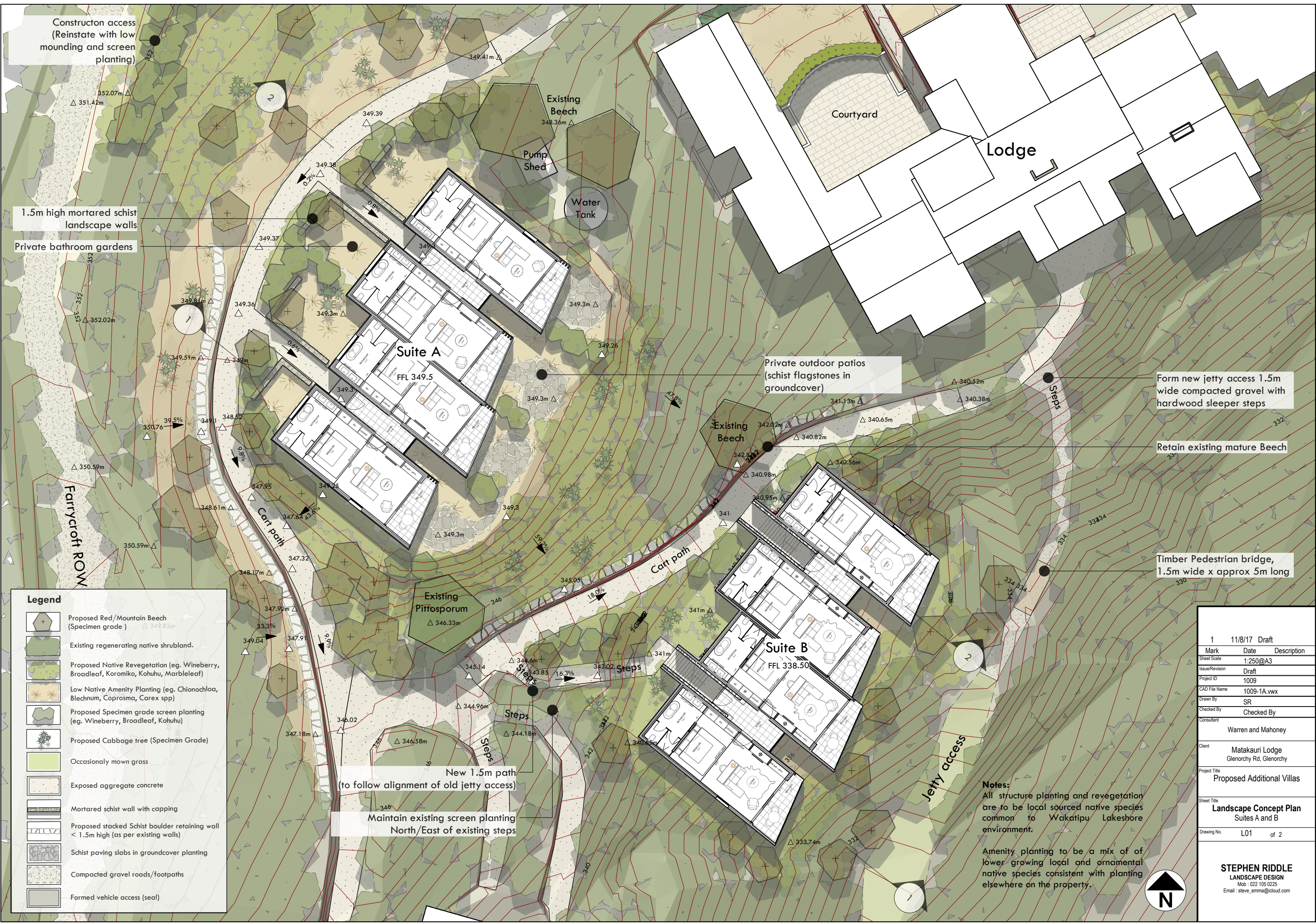




Photograph 3
View of site from Lake Wakatipu

Note:
Photograph taken with a 46mm lens and a 1.6x focal length multiplier to give equivalent of 73mm lens.





Construction access
(Reinstate with low mounding and screen planting)

1.5m high mortared schist landscape walls

Private bathroom gardens

Faircroft ROW

Existing Beech
348.36m

Pump Shed

Water Tank

Courtyard

Lodge

Suite A
FFL 349.5

Private outdoor patios
(schist flagstones in groundcover)

Form new jetty access 1.5m wide compacted gravel with hardwood sleeper steps

Retain existing mature Beech

Existing Pittosporum
346.33m

Suite B
FFL 338.50

Timber Pedestrian bridge,
1.5m wide x approx 5m long

Legend

	Proposed Red/Mountain Beech (Specimen grade)
	Existing regenerating native shrubland.
	Proposed Native Revegetation (eg. Wineberry, Broadleaf, Koromiko, Kohuhu, Marbleleaf)
	Low Native Amenity Planting (eg. Chionochloa, Blechnum, Coprosma, Carex spp)
	Proposed Specimen grade screen planting (eg. Wineberry, Broadleaf, Kohuhu)
	Proposed Cabbage tree (Specimen Grade)
	Occasionally mown grass
	Exposed aggregate concrete
	Mortared schist wall with capping
	Proposed stacked Schist boulder retaining wall < 1.5m high (as per existing walls)
	Schist paving slabs in groundcover planting
	Compacted gravel roads/footpaths
	Formed vehicle access (seal)

New 1.5m path
(to follow alignment of old jetty access)

Maintain existing screen planting
North/East of existing steps

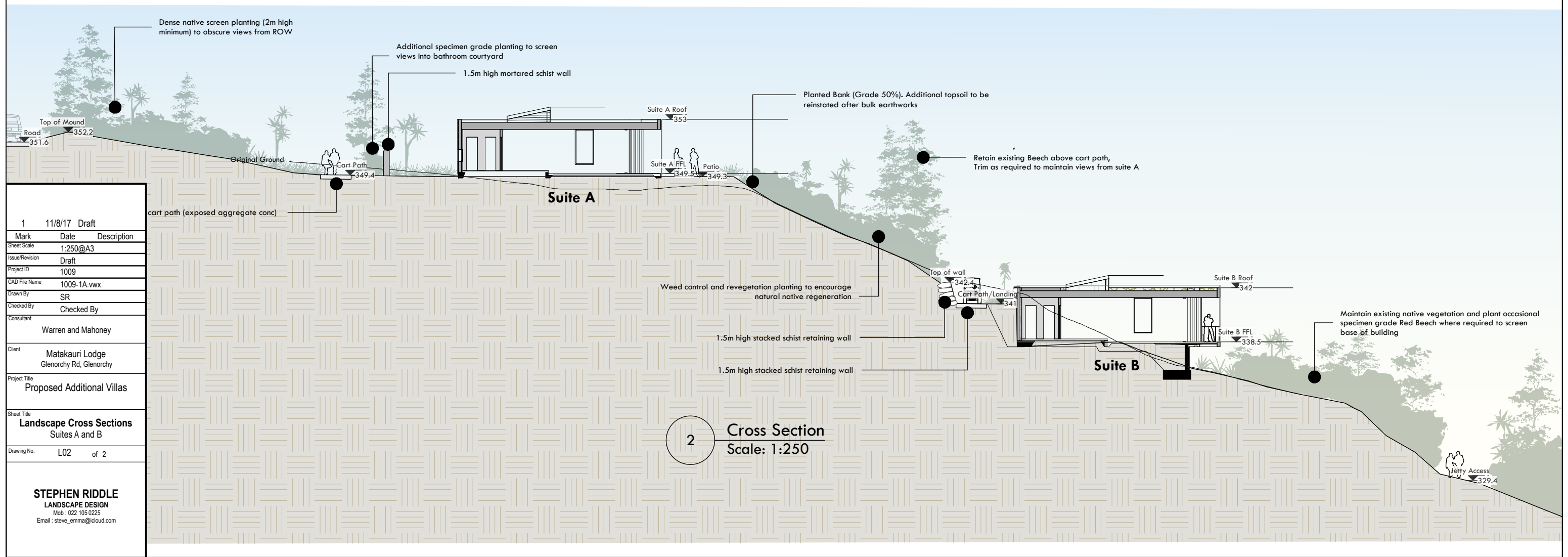
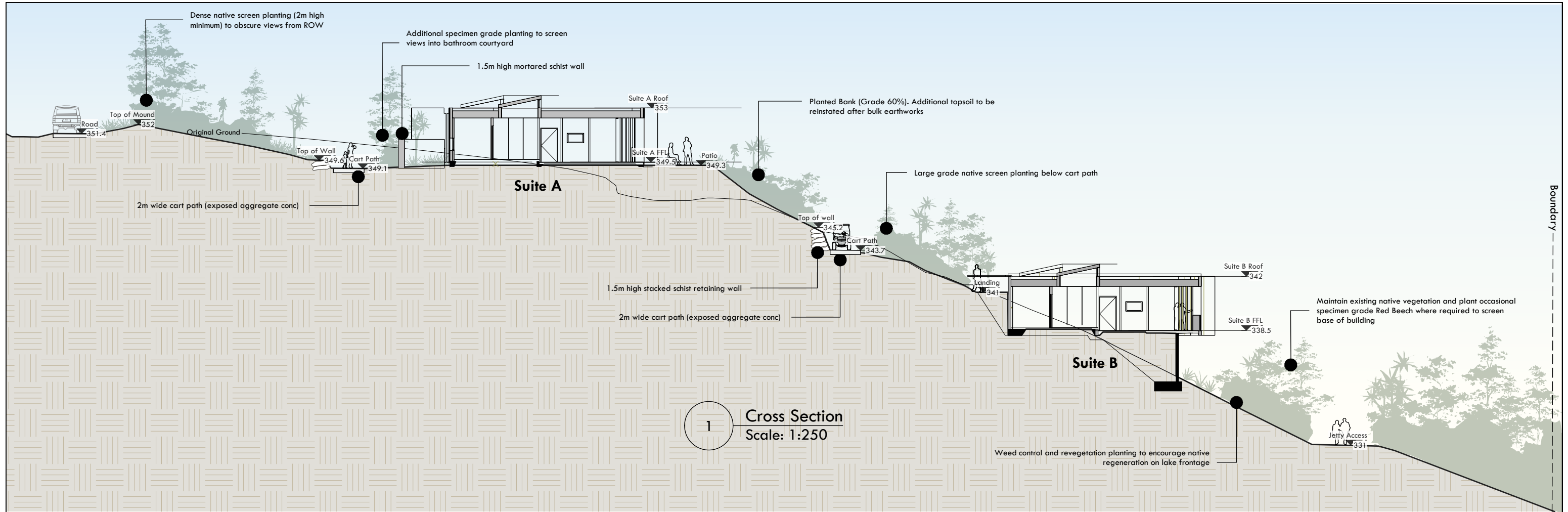
Notes:
All structure planting and revegetation are to be local sourced native species common to Wakatipu Lakeshore environment.

Amenity planting to be a mix of of lower growing local and ornamental native species consistent with planting elsewhere on the property.

1	11/8/17	Draft
Mark	Date	Description
Sheet Scale	1:250@A3	
Issue/Revision	Draft	
Project ID	1009	
CAD File Name	1009-1A.vwx	
Drawn By	SR	
Checked By		
Consultant	Warren and Mahoney	
Client	Matakauri Lodge Glenorchy Rd, Glenorchy	
Project Title	Proposed Additional Villas	
Sheet Title	Landscape Concept Plan Suites A and B	
Drawing No.	L01	of 2

STEPHEN RIDDLE
LANDSCAPE DESIGN
Mob: 022 105 0225
Email: steve_emma@cloud.com





1	11/8/17	Draft
Mark	Date	Description
Sheet Scale	1:250@A3	
Issue/Revision	Draft	
Project ID	1009	
CAD File Name	1009-1A.vwx	
Drawn By	SR	
Checked By		
Consultant	Warren and Mahoney	
Client	Matakauri Lodge Glenorchy Rd, Glenorchy	
Project Title	Proposed Additional Villas	
Sheet Title	Landscape Cross Sections Suites A and B	
Drawing No.	L02	of 2
STEPHEN RIDDLE LANDSCAPE DESIGN Mob: 022 105 0225 Email: steve_emma@cloud.com		



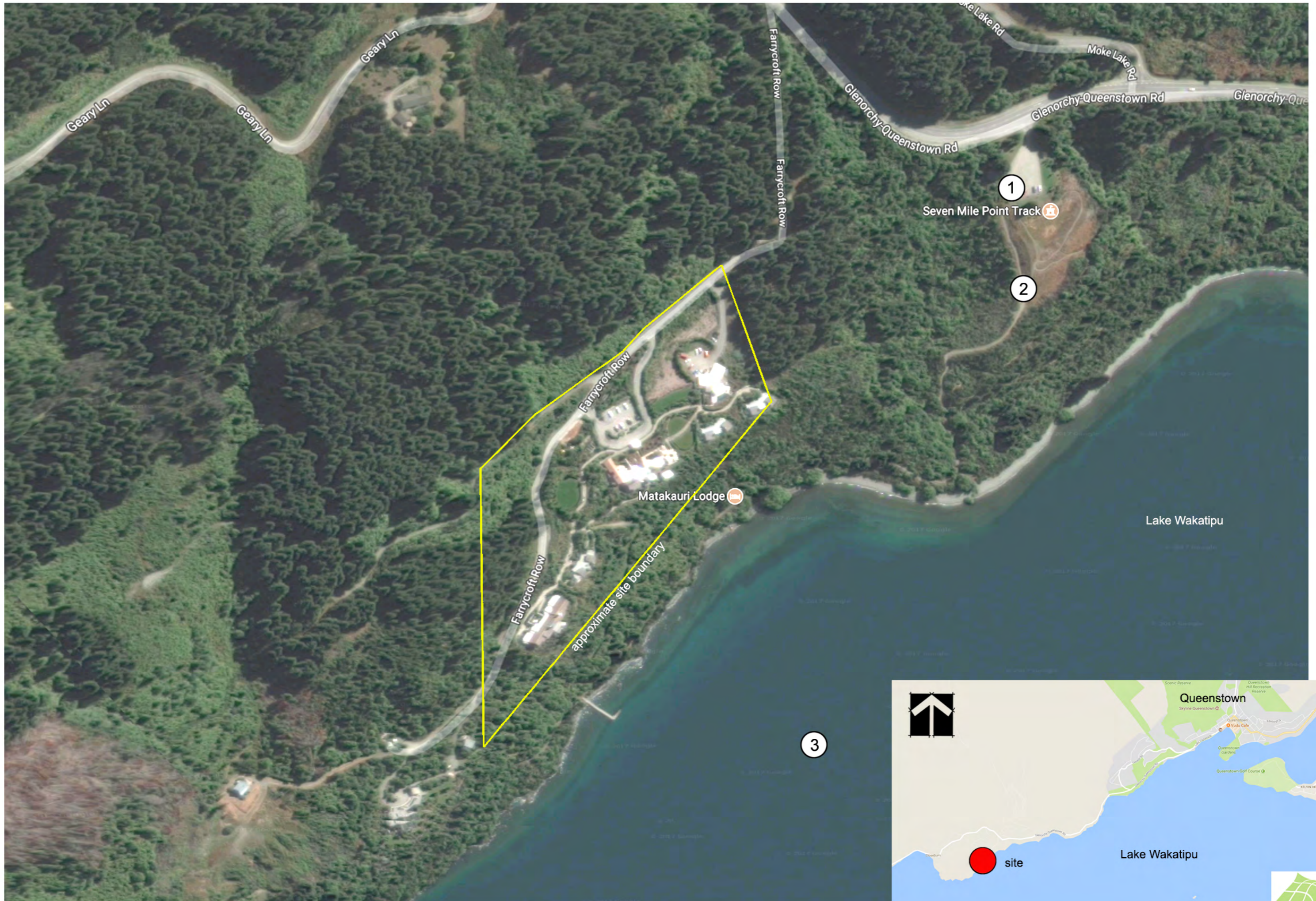
To: Werner Murray, Senior Planner, Queenstown Lakes District Council
From: Marion Read, Landscape Planner
Subject: RM171104, Matakauri Lodge
Date: 27th October, 2017

- 1.0 An application has been made to Queenstown Lakes District Council (QLDC) for resource consent to construct two new buildings and to extend an existing building at Matakauri Lodge. The subject site is located in Farrycroft Row and is legally described as Lot 2 DP 27037 & Section 1-2 Survey Office Plan 434205. It encompasses an area of 6.0695ha and is zoned Rural Lifestyle in the terms of the QLDC District Plan (the District Plan). I understand that the status of the activity is discretionary.
- 2.0 I conducted a site visit on Wednesday 18th October 2017. No height poles were in place but staff indicated the locations of the proposed buildings to me. I am familiar with the lodge and its environs having reported on a number of previous consent applications on the site and, most recently, on the proposal to rezone the site as a part of the Plan review process.
- 3.0 The application is accompanied by a landscape and visual assessment report produced by Land Landscape Architects. I have reviewed the report and find there are no outstanding matters, nor any issues with which I have any disagreement, either to the actual effect or to the extent of the effect.
- 4.0 I do note that the combined floor area of the buildings is 826m² which will bring the site coverage on the property close to or above the 15% maximum site coverage which is anticipated for the zoning.
- 5.0 I concur with the Land report that the site is able to absorb this further development, substantially because of the intensive indigenous planting which has been undertaken on the site and which it is proposed, under this application, to extend. This planting has increased the level of natural character on the site and this has a positive influence on the quality and character of the surrounding landscape. I do, however, consider that this development brings the site to the limit of its capacity to absorb development without it detracting from the value of the wider landscape.

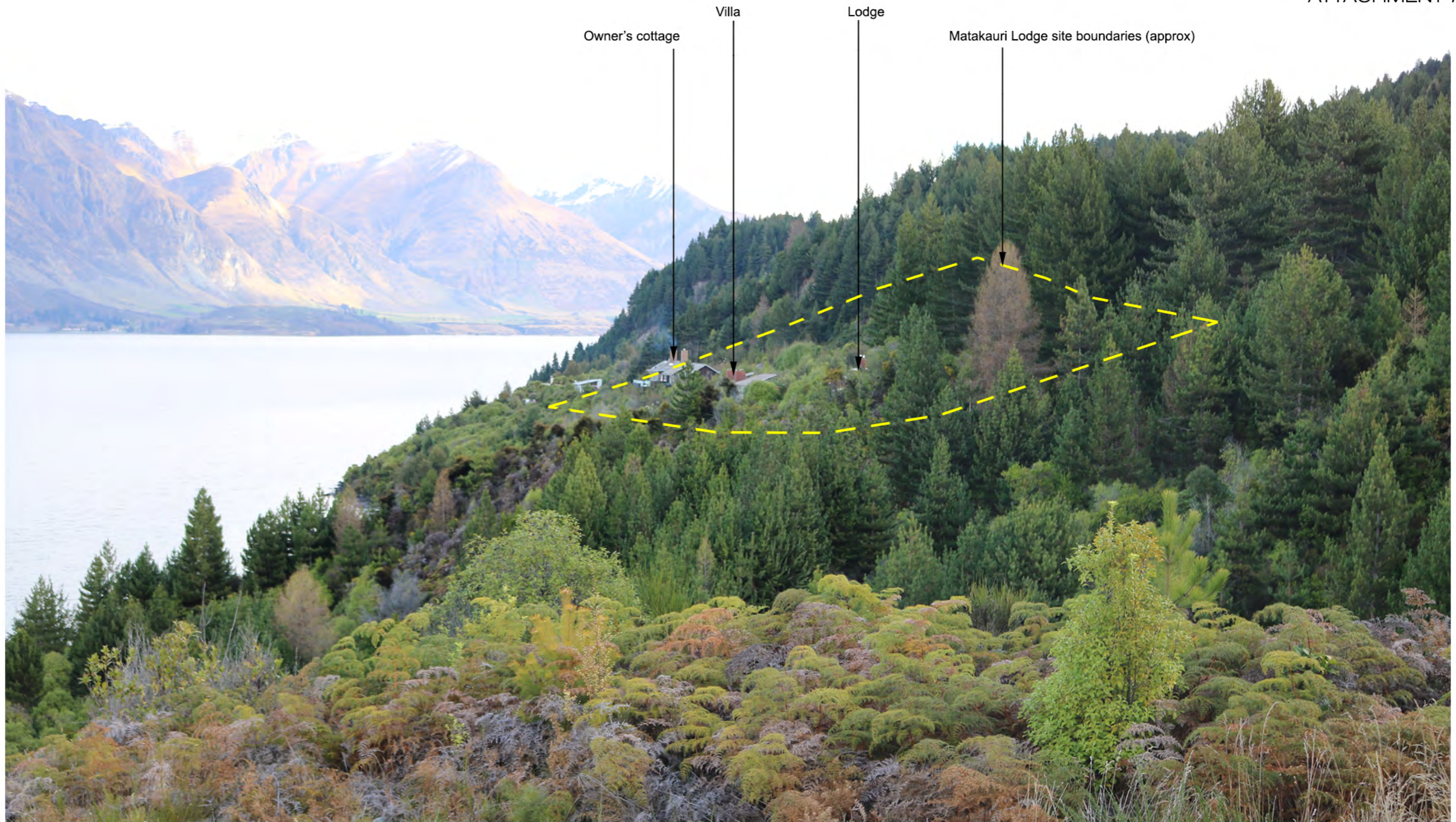
Read Landscapes



**Marion Read
Principal**



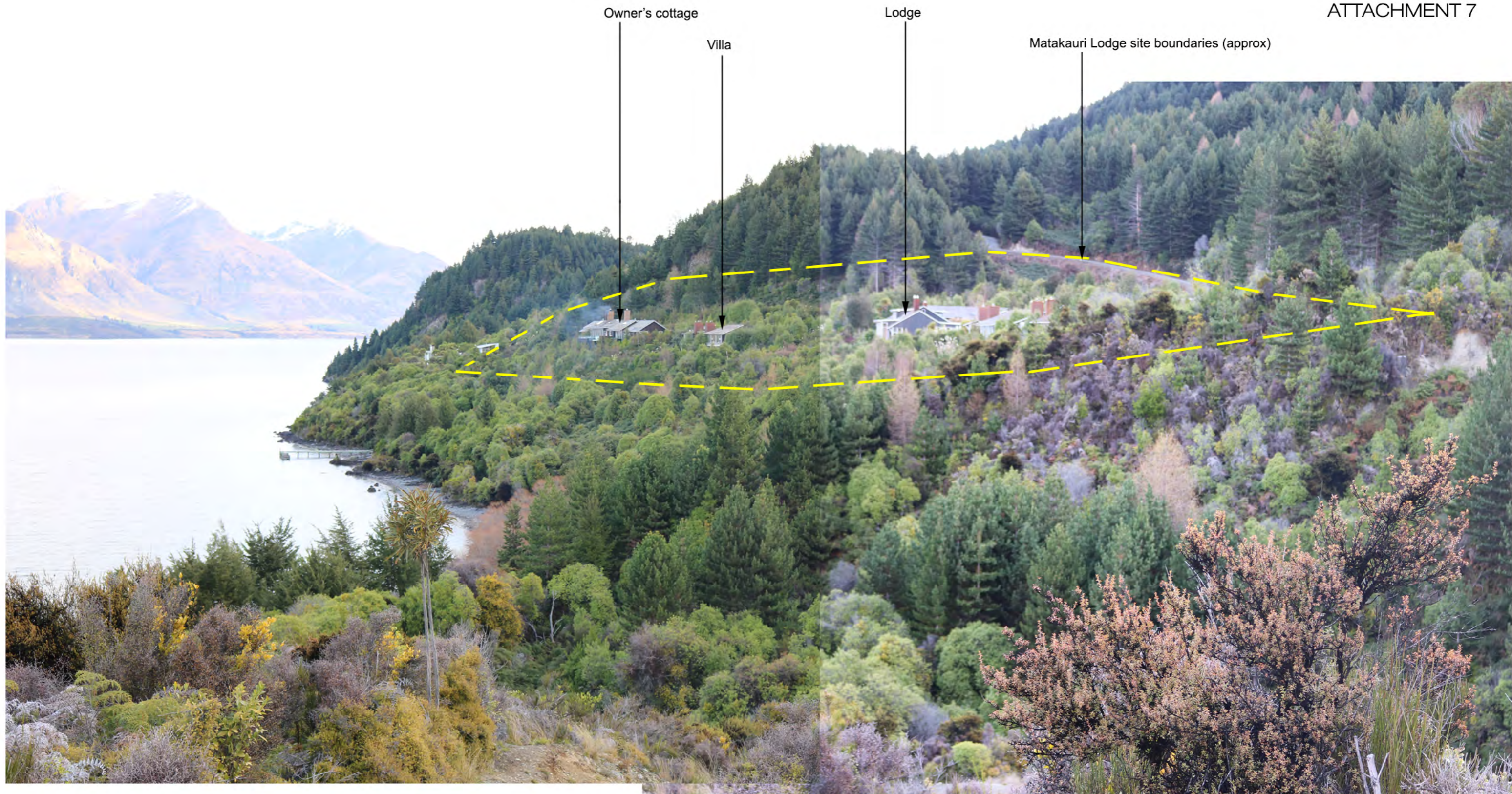
Aerial image courtesy of Google 2017



Photograph 1
View of site from 7 Mile DOC car park.

Note:
Photograph taken on 09.08.17 with a 31mm lens and a 1.6x focal length multiplier to give equivalent of 50mm lens.
Horizontal field of view = 40°
Single image width = 384mm
Image should be viewed at a reading distance of 500mm



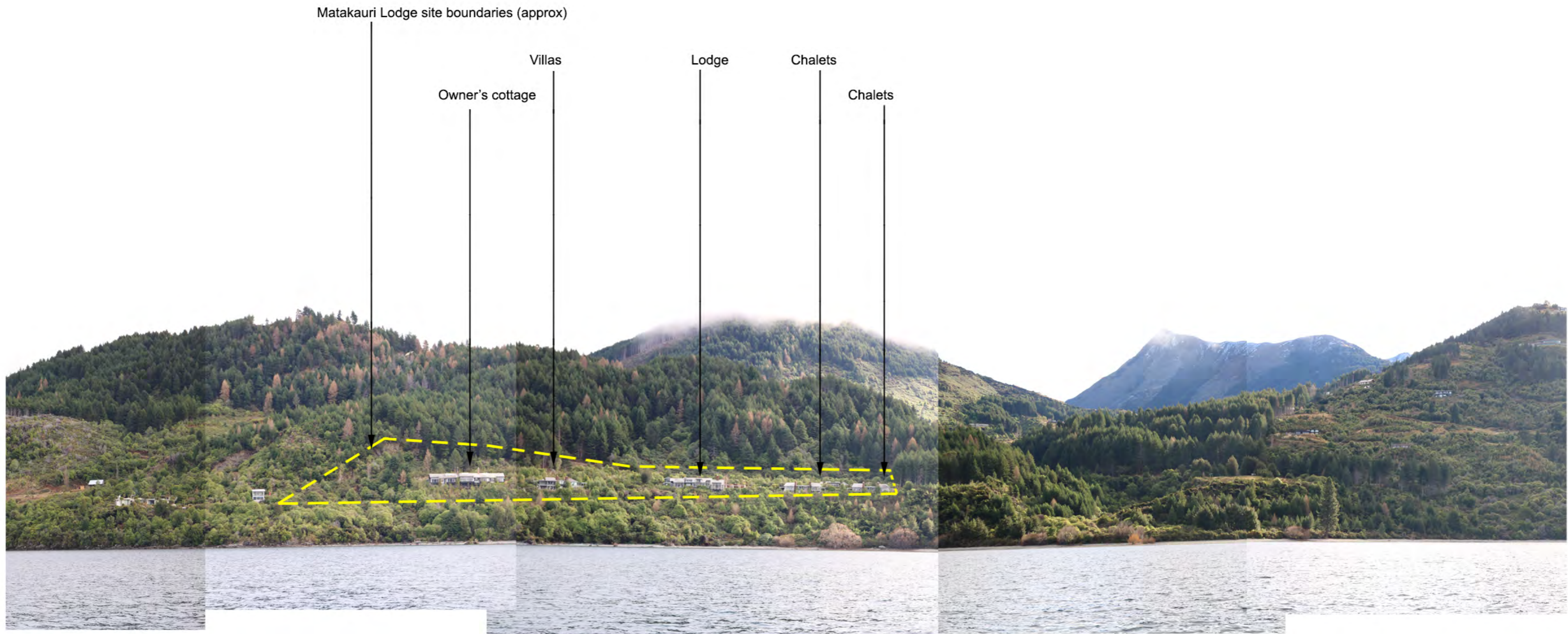


Photograph 2

View of site from 7 Mile Walkway

Note:
Photograph taken on 09.08.17 with a 31mm lens and a 1.6x focal length multiplier to give equivalent of 50mm lens.
Horizontal field of view = 40°
Single image width = 292mm
Image should be viewed at a reading distance of 400mm





Photograph 3
View of site from Lake Wakatipu

Note:
Photograph taken 18.07.17 with a 46mm lens and a 1.6x focal length multiplier to give equivalent of 73mm lens.



Scale of landscape and visual effects ranking

Level of effect	Description of Landscape Effect	Description of Visual Effect
Very high	The proposal will cause considerable change over an extensive area and total loss of the key attributes and character of that landscape with significant loss to amenity values.	The proposal will become the dominant feature in the landscape and significantly change the visual context and the composition of the view resulting in significant loss of visual amenity.
High	The proposal will cause change over a large area with major loss of the key attributes and character of the landscape resulting in a high loss of amenity values	The proposal will form a significant part of or change to the view that is immediately apparent resulting in a high loss of visual amenity
Moderate - high	The proposal will cause noticeable change to the existing character or distinctive features of the landscape and or addition of uncharacteristic features and elements resulting in a high to moderate loss of amenity values.	The proposal will form a visible and recognisable change or new and prominent element within the overall scene which may be readily noticed by the viewer and detract from the overall view.
Moderate	The proposal will cause a partial change to some key attributes or addition of a new element with a moderate change to the overall character of the landscape resulting in a moderate loss of amenity values.	The proposal will form a visible and recognisable change or new element within part or all of the scene which may be noticed by the viewer and has a moderate effect on part of or the overall quality of the scene
Moderate - low	The proposal will cause small changes to some attributes and character of the landscape resulting in a low to moderate loss of amenity values.	The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer but has a moderate to low effect on the overall quality of the scene
Low	The proposal will cause a slight or low level effect on the attributes and character of the landscape resulting in a low level effect on amenity values	The proposal will form a minor change to a part of the view that has a low effect on the overall view quality of the landscape.
Very low	The proposal will cause very low or no change to the key attributes and character of the landscaping resulting in very little or no effect on amenity values	The proposal will form insignificant, barely discernible or no change to the wider view with no effect on the quality of the view.

This table has been based upon the following;

Guidelines for Landscape and Visual Impact assessment produced by United Kingdom Landscape Institute and Institute of Environmental Management and Assessment 3rd edition

New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note 10

Auckland Council Landscape and Visual Effects Assessment, September 2017

Quality Planning Landscape Guidance Note 805