

**Before the Queenstown Lakes District Plan  
Independent Hearings Panel**

**In the matter** of the Resource Management Act 1991

**And**

**In the matter** of submissions on the Proposed Queenstown Lakes District Plan  
(Upper Clutha)

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**SUMMARY STATEMENT OF EVIDENCE OF WILLIAM HEMMING FIELD, LANDSCAPE  
ARCHITECT, ON BEHALF OF MR BERESFORD (SUBMITTER ID. 149)**

**DATED: 14 JUNE 2017**

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1. My full name is William Hemming Field. I am a Senior Landscape Architect at Boffa Miskell Limited. My qualifications and experience are outlined in my evidence in chief dated 4th April 2017.
2. The statutory framework for preparing my evidence included consideration of the ownership of the Site being part of a land settlement through the Treaty of Waitangi which was to provide 'landless natives' with some means of generating economic well-being. In my evidence, this background has been considered against Sections 6 (a/b) and 7(c) of the RMA addressing potential adverse effects on landscape values of the Site.
3. In my evidence I described the site, in summary, as follows. The Site is approximately 50.7 hectares in size. It is currently surrounded by the urban boundaries of Wanaka township on the edge of the Lake Wanaka. It is clearly visible as a patch of forestry blanketing a moderately elevated moraine landform. New and developing residential subdivisions surround the Site. The Site has been predominantly surrounded by landscape buffer strips (building restriction areas and an open space area) reflecting the operative Rural General Zoning of the Site, the elevated aspects of the Site, and values placed on the Site for public recreation. It has become used

and valued as a recreation destination within the urban framework of Wanaka. As I understand, the Site has become landlocked with no formal access. The Site itself has a range of areas of landform variation defined by soft and hard ridgelines. These areas vary in degrees of visibility and sensitivity to landscape change.

4. I visited the Site on two occasions – 24 February and 13th March 2017 taking photographs from viewpoints surrounding the Site. In summary these indicate:
- From the north on Dublin Bay track adjacent to the Lake, the forestry and a meltwater channel landform on the northern part of the site are visible. The meltwater landform partially conceals an area within the northern channel basin on the site.
  - From the west the forestry on the Site distinguishes it from surrounding areas. If this forestry was not present, it is likely that the Site would appear less distinguished and more part of the continuous moraine landform.
  - From the southern residential areas looking towards the Site, the visual prominence of the forestry on the site and the effect of accentuating its apparent height. The suburban foreground context is also apparent.
  - From the north-westward towards the Site, undulating hammocky landforms gently rise towards the Site where the plantation forestry defines the edge of the old moraine landform. New houses and roads are being constructed in this area creating a suburban semi-rural character near the Site.
5. As part of my evidence, a 'Landscape Sensitivity Plan' (Figure 13 in my graphic attachment) was prepared using computer-aided visibility analysis (Zones of Theoretical Visibility (ZTV)). This analysis identified that the Site can be divided into 4 landscape areas based on visual sensitivity.

**Area A** This area includes the northern very steep lakefront escarpments, northern meltwater channel/basin, and the northern ONL part of the west-facing moraine slopes. Within this area it was identified that there are some areas were identified as having low visibility from the northern lake area.

**Area B** This area comprises of the western steep moraine slopes. These steep west-facing slopes are visually prominent and provide landscap<sup>1</sup>e legibility of the past glacial processes.

**Area C** Upper flatter parts of the west-facing slopes are also visually sensitive, but may be able to accommodate some buildings or structures subject to careful building and landscape design controls.

**Area D** Through the analysis process, this area was identified as most suitable for visually absorbing residential development subject to careful building location and design controls along ONL edges and ridgelines to ensure that potential adverse landscape effects are adequately mitigated.

6. As part of this analysis process, the boundary line of the proposed ONL in the PDP was also reviewed. My conclusion was that the boundary line of the ONL should be refined to align more accurately with the ridge-top as part of preparing a future Structure Plan for the Site using more detailed contours.
7. I consider that the location of the ONL on the western side of the site is located too far south in the PDP and could be moved northwards to align with the more prominent moraine landforms that face the Lake which are more strongly expressive of the geomorphological legibility and aesthetic considerations of the ONL criteria than the remainder of the western slopes of the Site.
8. The 'Landscape Sensitivity Plan', also identified that residential development along ridges should be avoided and that the main north to south ridgeline and ONL boundary should be given a buffer landscape treatment with site-specific design controls.

### **Revised Submission**

9. The revised submission extends beyond the areas identified in the landscape sensitivity analysis as potentially being able to accommodate Low Density and Large Lot residential development, and seeks development within the area identified in the PDP as ONL.
10. In principle, I consider that residential development within the ONL area identified on 'Landscape Sensitivity Plan' could have adverse landscape effects due to this part of the site being within an area of visual catchment from the Lake where buildings are currently not visible on the upper/mid slopes of the natural moraine escarpments.
11. However, I acknowledge in my evidence that the landscape visibility analysis identified that parts of the ONL area have low ground-level visibility from the lake. And that, existing forestry reduces the natural character of the ONL area. If forestry was retained to some extent, it could potentially enable buildings or structures to be

visually absorbed/screened within the ONL from views on the lake. In my opinion, if residential development in the ONL was to occur, it should be very carefully mitigated through design controls.

12. The proposed controls in the revised submission for the Large Lot Residential areas would be subject to matters of discretion and rules. In principle, I consider that these proposed controls would assist with mitigating potential adverse landscape effects of proposed Large Lot Residential development within the ONL.
13. As part of the proposed controls, I recommended the requirement for a Landscape Plan be included for each lot and building platform areas, access way landscape treatments, and co-ordination with an overall masterplan landscape planting strategy. And that, the landscape plans should address the following matters:
  - Proposed planting to mitigate potential long-term visual effects and to assist with integration buildings into the landscape setting.
  - Retention of existing vegetation to mitigate short to medium (and long) term potential landscape effects.
  - Screening of domestic activities and utilities within identified curtilage areas around buildings.
  - Visual integration of buildings into the landscape setting.
  - Fencing design to minimise adverse visual effects.
  - Minimisation of earthworks and mitigation of potential visual effects of any cut surfaces or retained land.
  - Lighting design to avoid glare, light spill, and visibility of poles and fittings.
14. On further reflection after having prepared my evidence, I consider that if residential development is to occur within the ONL, it should be treated as a comprehensively designed part of the site. The design of the landscape and building architecture should have a site-specific, coherent character that is complementary to the natural values of the lake foreshore and moraine landform setting.
15. An additional method to assist with achieving this would include requiring a specific Development Concept Plan for development in the ONL with supporting architectural and landscape design controls and guidance.

16. I also consider that architectural designs should be included at the time of lodging consent applications subject to matters of discretion such as:

- The design and appearance of buildings to achieve a consistency of form and character that is complimentary to the natural setting. Building elements to be assessed include:
- Orientation of buildings to follow natural contours.
- Potential clustering of dwellings and building elements.
- Articulation and modulation of build form, height and mass to reduce the potential visual bulk of buildings, and to provide for integrated landscape treatment around and amongst building modules.
- Co-ordination with the landscape plan.
- Roof pitches that reflect landforms and slopes.
- Lighting design reduce glare, and eave design to reduce reflectivity of glass windows and doors.
- Consistent use of recessive external building materials and colours, and surface reflectivity.
- Visual screening of building curtilage and utility areas particularly from views from the lake area.

### **Structure Plan Design Principles**

66. Also as part of my evidence, I outlined landscape and urban design principles that I consider should be part of the future preparation of a Structure Plan for the entire Site.

- a) Preparation of a Concept Masterplan
- b) The ONL boundary line should be finalised through further site investigations using detailed topographical survey information.
- c) Appropriate landscape buffer areas and design controls along ridgelines and the edges of the ONL should be established.
- a) Further investigation of potential for identified building platforms and curtilage areas on the south-western upper slopes of the Site.

- b) Identification of areas for development densities within the proposed Low Density Residential area including opportunities for clustered development.
- c) Development of building and landscape design controls.
- i) Provision for a legible network and hierarchy of public access.
- j) Integration of cycle networks.
- k) Consideration of urban design and landscape treatment of the eastern boundary with the 'Northlake' Structure Plan area.
- l) Identification of a 'Landscape Management Plan' area outside of residential areas.

67. I would also now add the further provisions recommended for residential development within the ONL area.

### **Conclusions**

68. In my opinion, the Site is capable of absorbing Low Density Residential and some Large Lot Residential development subject to design controls. Carefully designed residential development on the Site could potentially contribute to the economic well-being of the collective owners while protecting outstanding natural landscapes, and maintaining a quality of landscape amenity values over the site.
69. The revised submission proposal includes Large Lot Residential development in part of the identified ONL area. In my opinion, if this area is to include residential development, it should be comprehensively designed with landscape and architectural elements having very low visual impact and a strong sense of spatial and character integration with the natural setting.
70. I consider that potential benefits of the submission include; the development of high quality residential housing (with design controls) and landscape setting, and enhanced indigenous landscape character of the Site with continued recreational use in a formalised and managed way.