

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND The District Plan review submission #2308 by John Waterston

SUMMARY STATEMENT OF LANDSCAPE EVIDENCE OF PATRICK BAXTER FOR

JOHN WATERSTON

DATED 07 JUNE 2018



Introduction and Qualifications

- 1 My full name is Patrick John Baxter. I hold a Bachelor of Science degree in Geography from 1981 and a Post Graduate Diploma in Landscape Architecture from 1984. I am a Director of Baxter Design Group Limited, a Queenstown based consultancy specialising in landscape architecture, urban design, master planning and landscape planning and I am a registered member of the New Zealand Institute of Landscape Architects.
- 2 I have worked in the Queenstown Lakes District since 1989. I was employed in the Queenstown office of Boffa Miskell from 1989 until 1998. In 1998, I established my own practice specialising in landscape architecture, urban design and masterplanning. Baxter Design currently employs 8 staff and is working on projects throughout New Zealand and the South Pacific.
- 3 I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
- 4 In this evidence I address the matters raised by Bridget Mary Gilbert in her Statement of Evidence for the Landscape – Wakatipu Basin Section of the Wakatipu Basin Hearing, on behalf of the Queenstown Lakes District Council (dated 28 May 2018). Refer to Section 16. J Waterston (2308) under Location-Specific Rezoning Requests.

Attachments

- 5 The following attachments are attached to this summary for reference:
 - Attachment A – Proposed Building Platforms
 - Attachment B – PDP Stage 2 Map 31
 - Attachment C – Design Controls

Site Description

- 6 The site is located at the base of Ferry Hill, in the Wakatipu Basin. Access to 10 of the consented lots is from Tucker Beach Road which runs along the northern boundary of the site. The remaining 7 consented lots and the 2 proposed RBP's are accessed via Hansen Road which runs along the western boundary of the site (**Attachment A**). 11 of the 17 consented lots have been built on, with the remaining lots cleared and levelled for building platforms, with the wider area fenced off from the adjacent pastoral farmland. Native planting has been undertaken on the site around each of the lots in accordance with the original landscape plan.

- 7 The subject site is partly zoned Ferry Hill Rural Residential Sub-Zone and partly zoned Rural under the Operative District Plan. Under the Proposed Operative District Plan the subject site is partly zoned Wakatipu Basin Lifestyle Precinct and partly zoned Wakatipu Basin Rural Amenity Zone, however the Proposed Wakatipu Basin Chapter removes all provisions relating to the Ferry Hill Rural Residential Sub-Zone.

Description of the Proposal (refer to Attachment A)

- 8 Under Stage 2 of the PDP the proposal seeks to rezone 2.3ha of land from Wakatipu Basin Rural Amenity Zone to Wakatipu Lifestyle Precinct, capturing the two proposed RBP's and the existing dwelling on Lot 2 DP 366504. The area of land to be rezoned is located outside and compliant with the No Build Area (that was established through the Environment Court process and decision) and outside the Outstanding Natural Landscape Classification Line that runs around Ferry Hill.
- 9 The two proposed RBP's are located above the consented lots, outside of the existing Ferry Hill Rural Residential Sub- Zone under the Operative District Plan.
- 10 Proposed RBP 1 is located south east of consented lot 13 with northerly views out across the Shotover River. The proposed RBP will be partially cut into the landscape and have an RL of approximately 402.5m.
- 11 Proposed RBP 2 is located east of consented lot 15 with westerly views out across the Shotover River. The proposed RBP will be partially cut into the landscape and have an RL of approximately 412.5m
- 12 In her report Bridget Gilbert has *"opposed an extension of the Precinct to encompass land above the 400m contour as proposed in the J Waterston submission"*.

Evidence to support rezoning land from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct.

- 13 The proposed RBP's sit outside the No Build Zone that was established through the Environment Court and are setback from the ONL line. Proposed RBP 1 is located approximately 260m from the ONL Line and proposed RBP 2 is located 42m from the ONL Line. There will be no adverse effects on the ONL caused by the two proposed RBP's (**Attachment A**).
- 14 There is currently an existing dwelling (located between the two proposed RBP's) on Lot 2 DP 366504 with an RL of 406.50 and a building height of 5.5m. The location of the two proposed RBP's ensures that they will form part of the existing residential cluster and will not encourage sprawl.
- 15 Existing built houses are located in the foreground of the proposed RBP's on the lower terrace adjacent to Tucker Beach road. Two existing dwellings located on LOT 2 DP 366504 and LOT 2 DP 486552 – 15.427500 Ha CT – 694012 are located in the background of the northern proposed lot and an existing dwelling on LOT 2 DP 486552 – 15.427500 Ha CT – 694012 is located behind the southern proposed RBP. These two existing dwellings are located above the 400m contour line.
- 16 The proposed Wakatipu Basin Lifestyle Precinct roughly follows the 400m contour line, splitting the proposed zoning across consented lot 15,9,10, 11 and LOT 2 DP 486552. Amending the Wakatipu

lifestyle Precinct to include the proposed RBP's and the existing dwelling on LOT 2 DP 486552 aligns the precinct with the No Build Zone as identified in the Environment Court Decision (**Attachment B**).

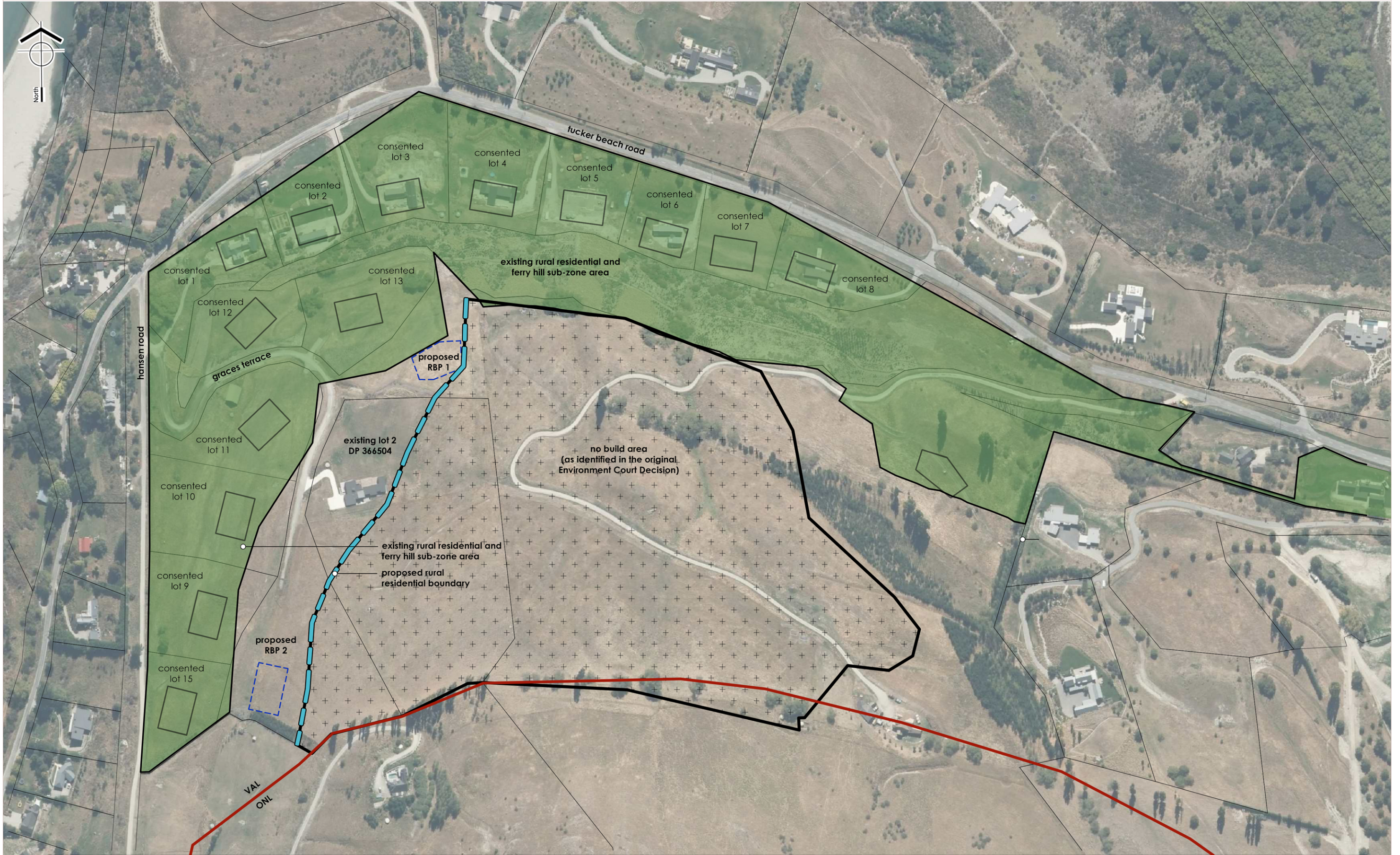
- 17 The area of land in which the additional two building platforms are proposed is difficult to farm productively due to the need for an access over a right of way to a private property. The proposed RBP's can already be accessed from Graces Terrace and minimal work will be required to establish two new driveways and services.
- 18 It is recommended that design controls for the two proposed dwellings, by way of covenant or condition, be implemented that further encourage appropriate development. These controls include matters such building height, colours and materials and tree planting (**Attachment C**). The design controls will ensure the proposed dwellings are recessive in colour and material to ensure the building will blend in with the surrounding landscape. Although the RL's for the proposed RBP's will sit above the 400m contour the building height has been restricted to 4.5m (from flor slab to the highest point on the roof).

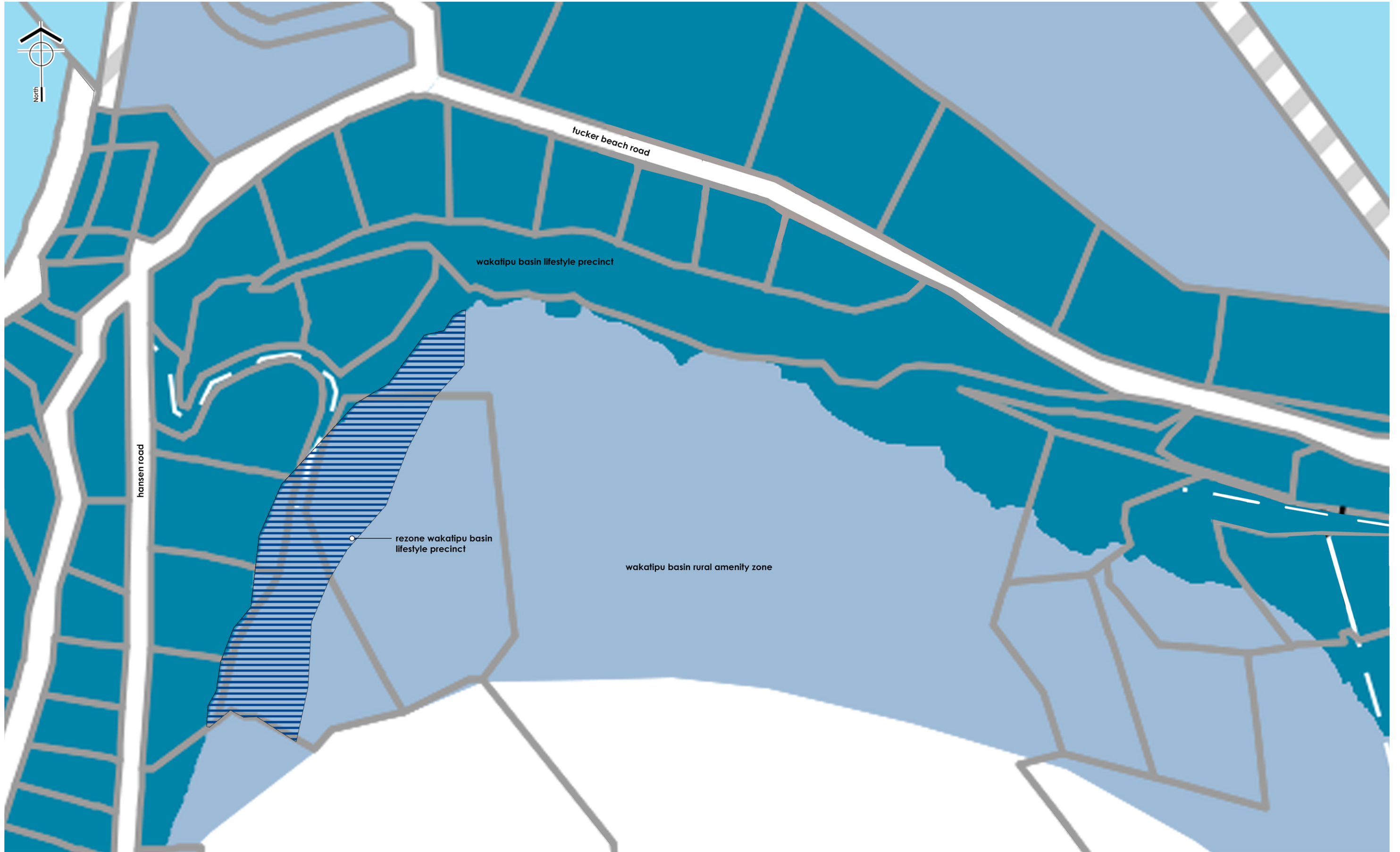
Conclusion

- 19 In conclusion, I support the amendments to the Wakatipu Basin Lifestyle Precinct to capture the two proposed RBP's and the existing dwelling on LOT 2 DP 486552. Amending the precinct will align the area with the No Build Zone as identified in the Environment Court decision and resolve minor spilt zonings across existing consented lots.

Dated 07 June 2018

Patrick John Baxter





Waterston Tuckers Beach Design Controls

1.0 LANDSCAPING CONTROLS:

1.2 Fencing

1. Fencing should be constructed of post and wire only and shall be of 7-wire post and wire, strained professionally to a stock proof level with rabbit mesh if required,
2. Domestic gates must be constructed of timber and maintain a typical rural character, and no exceed 1.2m in height.

Reason for control: To ensure fencing elements in the landscape embody and perpetuate the Gibbston character.

1.3 Lighting

3. Exterior lighting not affixed to any buildings shall be no higher than 1.2m above ground level
4. Where lights are affixed to buildings they shall be no higher than 2.2m.
5. All exterior lighting shall be directed downwards and away from property boundaries, so that light spill beyond property boundaries does not occur.

1.4 Planting

6. All planting outside the curtilage areas shall be implemented within the first planting season from granting of consent and thereafter be maintained and irrigated if required. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
7. Plant species within the lot and residential curtilage area must be selected from the list below

Native Trees

- Nothofagus fusca (Red Beech)
- Nothofagus solandri. Var cliffitoides (Mountain Beech)
- Griselinia littoratis (Broadleaf)
- Sophora micriphylla (Kowhai)
- Oleria
- Pittosporum varieties

Exotic Trees

- Acer varieties (Norway Red and Paperbark Maples)
- Tilia rubra (English Lime)
- Alnus glutinosa (Alder)
- Fagus sylvatica (European Copper Beech)
- Carpinus (Hornbeam)
- Prunus lusitanica (Portugese Laurel)
-

Low Shrubland

- Coprosma propinqua
- Coprosma rugosa
- Hebe cupressoides
- Myrsine aquilonia (Weeping Mapou)
- Oleria odorata (Scented Tree Daisy)

Tussock Grasses

- Chionochola rigida (Snow Tussock)
- Poa Cita (Silver Tussock)

Reason for control: The landscape plan for each individual lot may express individuality within the curtilage area. However, at the coarser scale the larger trees specified will create a continuous planting pattern. Also, the ecological planting requirements will enhance the indigenous biodiversity.

2.0 BUILDING CONTROLS:

2.1 Residential

1. All buildings must be located within the RBP's as located SK01
2. The maximum building height shall be 4.5m from floor slab to top of roof.
3. Roof Pitches shall be between 10-15 degrees.
4. Roof colours should have an LRV of less than 27% and shall be restricted to the follow materials
 - Profiled meta: standing seam profile in dark recessive colours. Factory collated metal or pre-weathered zinc
 - Corten Steel: Corten rain-screen over membrane roofing system
 - Membrane flat roof systems with black or grey mineral chip
 - Timber black stained or weather timber rain-screen over membrane roofing system
 -
5. Materials shall be selected from the palette below to complement the natural environment.
 - Timber: Burnt larch, charcoal or black stained weathered timber cladding (in lieu of painted surfaces).
 - Stone: Random sized schist as cladding and landscape wall elements.
 - Profiled metal: Standing seam profile in dark colours, or pre-weathered Zinc.
 - Recessive joinery suites to have low reflectance glazing with dark aluminium or steel frames.
 - Concrete: either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additives.
 - Corten or mild steel: as wall cladding panels or landscaping features.
6. All window glazing it to be anti-reflective
7. All outdoor structures and garden elements associated with residential use of the property shall be confined to the RBP, such structures and garden elements include:

ATTACHMENT C

- clothes lines,
 - garden storage sheds clad to match the dwelling (not requiring a separate resource consent),
 - outdoor furniture,
 - shade structures for outdoor living,
 - trampolines and commercial play structures,
 - swimming pool or hot tub,
 - paved or decked surfaces associated with outdoor living areas,
 - fine turf lawns and areas of cultivated garden.
8. Mounding is allowed to a maximum height of 1.5m to allow for screening and privacy. The grade of all mounding shall be a minimum of 1:4.
9. All ancillary buildings including sheds and garages will be clad and coloured in the same materials and colours as the dwelling.

Reason for control: To allow buildings to be visually recessive and in character with surrounding landscape.