

**WYUNA STATION PROPOSED RURAL LIFESTYLE ZONE
SECTION 32 EVALUATION REPORT
20TH MARCH 2015**

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(Prepared by Vivian + Espie Limited)

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(Prepared by Hadley Engineering Consultants Limited)

EXECUTIVE SUMMARY

This section 32 report evaluates zoning options for a terrace riser and terrace to the east of the Glenorchy Township. The subject site is currently Rural General in the Queenstown Lakes District Plan. The subject site, which is part of the wider Wyuna Station property, is 31.6 hectares in area and contains one dwelling and residential flat and is currently used for grazing of livestock. The site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs contained in the Landscape Assessment report within **Attachment 1**.

A number of District Plan Zone options have been assessed as part of this evaluation. This includes Township, Rural Visitor, Residential, Rural-Residential and Rural Lifestyle development. Given the sensitivity of this landscape, all of these options, with the exception of Rural Lifestyle zone, have been dismissed on landscape grounds. This evaluation therefore assesses which zoning, Rural General or Rural Lifestyle, is most appropriate in terms of the District Plans objectives and the purpose of the Resource Management Act.

This evaluation concludes that the most appropriate District Plan zone for the subject site is the Rural Lifestyle Zone subject to some site specific changes as set out in **Part 7** of this report.

Part 1 - Introduction

1.1 Purpose of Report

This report evaluates zoning options for a terrace riser and terrace to the east of the Glenorchy Township. The subject property is a large high country farm station of several thousand hectares in area. Within this property, a smaller area of 31.6 hectares (herein referred to as the “subject site”) has been identified as suitable for alternative uses to farming. The subject site is depicted on the plans attached to the Landscape and Visual Effects Assessment (attached to this report as **Attachment 1**), contains one dwelling and residential flat and the remaining area is currently used for grazing of livestock (deer). The subject site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs.

The Council is currently reviewing the District Plan. This report evaluates the appropriateness of current and other zoning options for the subject site. The balance of the property is intended to remain in Rural zoning.

A number of District Plan Zone options have been assessed as part of this evaluation for the subject site. This includes Township, Rural Visitor, Residential, Rural-Residential and Rural Lifestyle development. Given the sensitivity of this landscape, all of those options, with the exception of the Rural Lifestyle zone, have been dismissed on landscape grounds. The remainder of this evaluation therefore concentrates on the appropriateness of status quo Rural General zoning or the adoption of an alternative Rural Lifestyle zoning.

When proposing to undertake any change or review to the District Plan, Council is required to carry out an evaluation of alternative methods to establish the best and most appropriate course of action. This requirement is prescribed by section 32 of the Resource Management Act 1991 (the Act) and is commonly referred to as a section 32 report, evaluation or analysis. It is effectively an analysis of the costs and benefits of different options.

This report will outline the background to and reasons for the Plan Change, and progress on the issue to date, including a summary of the consultation so far. Section 32 of the Act is also introduced in more detail, before outlining the amendments to the District Plan proposed by the

review, and final conclusions.

1.2 Background

The Queenstown Lakes District Plan, which is currently under review, was made fully operative in 2009. The urban area of Glenorchy is zoned Township Zone, with areas of commercial and visitor accommodation overlaying that zoning. A number of Rural Living zones exist on the terraces above the township to the north and south. The suitability of the subject site for rural living purposes has never been considered before now.

1.3 The Subject Site

The subject site is part of a wider farming station held in several land titles. The land area in which the identified land for rezoning is contained is 788ha. The subject site area proposed for rezoning is 31.6 hectares. The sites legal description is currently within Section 1: SO 369025.

The subject site is defined by the maps attached as contained in the Landscape and Visual Effects Assessment attached to this report as **Attachment 1**. The subject site is 31.6 hectares in area and contains one dwelling and residential flat and the remaining area is currently used for grazing of livestock (deer). The site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs. The subject site is currently zoned Rural General in the Queenstown-Lakes District Plan with an underlying landscape classification of Outstanding Natural Landscape (District Wide).

The subject site can be broadly defined into two areas – the “terrace riser” being the steeper ground leading up to the “terrace” where development is anticipated. The “terrace riser” generally accords with the Building Restriction Area as identified on the plans attached to Landscape and Visual Effects Assessment attached to this report as **Attachment 1**.

As stated above, the principal alternative zoning to the Rural General Zoning contained in the Operative District Plan is the Rural Lifestyle Zone. This Rural Lifestyle zone is intended to provide for low density residential opportunities as an alternative to the more suburban living areas of the district. This zone provides for residential development located within an approved building

platform as a controlled activity. Building platforms are required to be identified at the subdivision stage. The subdivision itself is a controlled activity provided lot sizes have a minimum area of 1 hectare and an average lot size of 2 hectares.

An engineering assessment overview has been conducted by Hadley Consultants attached to this report as **Attachment 2**. That report confirms that the subject site can be adequately serviced for the level of development anticipated in the Rural Lifestyle zone. Opus have been engaged to complete a Preliminary and Detailed Site Investigation Report. Preliminary findings have suggested that despite marginally elevated concentrations of contaminants encountered directly around the old woolshed site, the remainder of the site has been assessed as having low risk to human health with respect to potential contamination. All investigation works and any remediation required will be completed prior to the proposed re-zoning and development of the subject site.

1.4 Reasons for the Zone Review

The current Rural General zoning of the subject site is an anomaly when considering there is Rural Living zoning to both the north and south on the same terrace feature. Reviewing this zoning through the District Plan Review presents an opportunity for greater protection and enhancement of landscape values and vegetation on the site and the consideration of an area of land for a wastewater treatment facility for the Glenorchy community. The site specific policies and rules proposed to be applied to the zone defer development for a set number of years to enable this infrastructure process to conclude.

1.5 Consultation

Limited consultation external to the Council has occurred in the preparation of this section 32 report.

It is anticipated that all necessary consultation will occur as part of the District Plan review process.

Part 2 - Strategic Context

2.1 The Resource Management Act

Section 32 of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

5 **Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

2.2 Regional Planning Documents

The purpose of a regional policy statement is to promote the sustainable management of natural and physical resources. Otago's Regional Policy Statement (RPS) does this by giving an

overview of the resource management issues facing Otago, and by setting policies and methods to manage Otago's natural and physical resources. The Otago Regional Policy Statement is currently under review with notification expected of the draft RPS in May 2015.

The table below states the relevant objectives and policies within the Otago RPS with corresponding comments addressed through the plan change.

Otago Regional Objectives	Comment
4. Mana Whenua	
4.4.3 <i>Wai (Water) To recognise the principle of wairua and mauri in the management of Otago's water bodies.</i>	At this stage there has been limited consultation with Kai Tahu, however this is intended to occur as a part of the notification process to which any mana whenua concerns may be addressed.
4.4.5 <i>Kaitiakitanga (Guardianship) To incorporate the concept and spirit of kaitiakitanga in the management of Otago's natural and physical resources in a way consistent with the values of Kai Tahu.</i>	
5..4 Land - Objectives	
5.4.1 <i>To promote the sustainable management of Otago's land resources in order: (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.</i>	The subject area is currently used for grazing purposes to a limited capacity due to the lower area of the slope being densely vegetated in a combination of native, introduced and weed species. The proposal seeks to alter the zoning of the site to be for rural lifestyle purposes which would limit the capacity the land to be used as a rural resource due to its intention of low density residential landuse. This would increase the diversity in residential possibilities on the outskirts of Glenorchy in a similar way to the existing rural lifestyle zone further south.
5.4.2 <i>To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.</i>	
5.4.3 <i>To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.</i>	The majority of the subject area is not in intensive rural production and used for light

	<p>grazing purposes for a limited stock number. Altering the current landuse to Rural Lifestyle provisions would have limited effect on the degradation of natural and physical resources; however there is the plan change proposes specific provisions within the proposed Rural Lifestyle zone of the proposed District Plan which could ensure that the environmental qualities of the site and wider area are enhanced.</p> <p>The site, as well as the wider landscape of Glenorchy is highly regarded for being within an area of Outstanding Natural Landscape, and therefore the proposed re-zoning of the subject area to Rural Lifestyle has been assessed in terms of its appropriateness against landscape values (refer Attachment 1 - Landscape and Visual Effects Assessment) .</p> <p>Appropriateness in this circumstance can be measured in terms of the potential effect of development against the existing landscape character of The Fort hillside and whether the positioning of the zone is sufficient in which to adequately mitigate the effects of Rural lifestyle development.</p>
5.5 Land - Policies	
5.5.4 <i>To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.</i>	The proposal gives the opportunity for an increased area of land for the purposes of Rural Lifestyle activities on a strip of land which is currently utilized for grazing purposes. The proposal seeks to address Rural Lifestyle

	<p>opportunities without detrimentally affecting the surrounding landuse and can be considered a means of land use diversification.</p> <p>In terms of scale, the area of land which is proposed for Rural Lifestyle opportunities, is not large when compared to the quantities of land used for Rural General purposes which surround Glenorchy. The proposed zone is in overall alignment with the Rural lifestyle zone further south of the site area, of which it is recognized that the terraced area would be the maximum height against 'The Fort' for development could occur whilst still retaining high landscape values, i.e. the ability for development to be reasonably inconspicuous against the hillside. This is further supported through the zone specific objectives, policies and rules proposed, which can assist with</p> <p>The proposals specific objectives, policies and rules seek to ensure that the diversification of the land will not deter future generations from the benefits that are received currently from the surrounding outstanding natural landscape, which includes landscape protection and enhancement, and controls on the built form.</p>
5.5.6 To recognise and provide for the protection of Otago's outstanding natural features and landscapes which: (a) Are unique to or characteristic of the region; or (b) Are representative of a particular landform or land cover occurring in the	The proposal is within a collective area of significant national importance with recognition to unique landscape values of the wider Glenorchy area. The site area is located on a lower terraced area of 'The Fort'. The upper banks of the slope above the terraced area

<p><i>Otago region or of the collective characteristics which give Otago its particular character; or (c) Represent areas of cultural or historic significance in Otago; or (d) Contain visually or scientifically significant geological features; or (e) Have characteristics of cultural, historical and spiritual value that are regionally significant for Tangata Whenua and have been identified in accordance with Tikanga Maori.</i></p>	<p>outlined for rural lifestyle development has particular open landscape qualities of visual amenity importance to Glenorchy. No changes are proposed for this area.</p> <p>The appropriateness of the area in which development may occur is limited to the terraced area on 'The Fort' hillside. This area is considered to have the potential to be able to absorb the bulk of limited quantities of residential form without detrimentally effecting the landscape values of the 'The Fort' hillside, (as detailed in Attachment 1), due to the area below the terrace being largely vegetated. The Rural Lifestyle zone also takes into account landscape and amenity values to which council may control aspects of the development as they relate to the wider environment, including visual amenity.</p> <p>This area of vegetation visually buffers the Glenorchy Township from below, however as identified within the Landscape Report, there is the potential for improving the quality of the slope below the terrace in terms of vegetation management, weed control and pest control for not only visual and landscape amenity, but also reasons of ecological biodiversity.</p> <p>It is yet to be determined whether Kai Tahu (Takata Whenua) has an interest in the site that has cultural significance. This is to be determined through the notification process.</p>
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6.4 Water - Objectives	
6.4.2 To maintain and enhance the quality of Otago's water resources in order to meet the present and reasonably foreseeable needs of Otago's communities.	<p>The Glenorchy township currently has a reticulated water supply (bore sourced) which is planned to be connected to the site at initial subdivision stage.</p> <p>As identified in this report, the Glenorchy township currently has no reticulated sewerage system and is facing issues in respect of wastewater, with some properties disposing of wastewater direct to ground in some cases.</p> <p>The owner of the subject site owns an area of land identified by council as being potentially suitable for a new wastewater facility for Glenorchy. The ability to develop a new wastewater facility is a positive outcome for the areas water quality, which has the potential to degrade over time should this issue not be resolved.</p>
6.5 Water - Policies	
6.5.1 To recognise and provide for the relationship Kai Tahu have with the water resource in Otago through: (a) Working toward eliminating human waste and other pollutants from entering all water bodies; and (b) Consulting with Kai Tahu over any application that would result in the mixing of waters from different water bodies and the setting of water flows and levels.	<p>It is yet to be determined whether Kai Tahu (Takata Whenua) have an interest in the proposed Rural Lifestyle development site however it is recognized that in general iwi do have concerns with the contamination of water, and as such it is anticipated that they be involved through Council in the siting and development process of the potential for a wastewater treatment plant in Glenorchy. It is anticipated that the plan change be deferred until the establishment of a wastewater treatment plant.</p>

	<p>It is anticipated that Kai Tahu will be consulted in the notification process.</p>
9. 4 Built Environment - Objectives	
9.4.1 <i>To promote the sustainable management of Otago's built environment in order to: (a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and (b) Provide for amenity values, and (c) Conserve and enhance environmental and landscape quality; and (d) Recognise and protect heritage values.</i>	<p>Uncontrolled Rural Lifestyle development has the potential to dramatically alter the natural environment of Glenorchy. The proposal seeks to change the future landuse of the site from Rural General to Rural Lifestyle. The site is within an Outstanding Natural Landscape and as recommended within the Landscape Report (refer Attachment 1) specific provisions within the District Plan will improve the ability of the future zone to avoid, remedy or mitigate potential adverse effects of development.</p>
9.4.2 <i>To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities.</i>	<p>The proposal does address the foreseeable needs of the future by addressing the diversity of housing within the area.</p>
9.4.3 <i>To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.</i>	<p>The proposal addresses the sustainable management of infrastructure by addressing the need to determine the location of a suitable wastewater site. Sustainable wastewater disposal is the current pressing issue facing Glenorchy and is in current planning discussions with Council and the Glenorchy Community.</p>
9.5 Built Environment - Policies	
9.5.2 <i>To promote and encourage efficiency in the development and use of Otago's infrastructure through: (a) Encouraging development that maximises the use of</i>	<p>The proposal recognizes the need for an upgrade of wastewater infrastructure within the Glenorchy, however it is envisaged that the plan change will not become active until the</p>

<p><i>existing infrastructure while recognising the need for more appropriate technology; and (b) Promoting co-ordination amongst network utility operators in the provision and maintenance of infrastructure; and (c) Encouraging a reduction in the use of nonrenewable resources while promoting the use of renewable resources in the construction, development and use of infrastructure; and (d) Avoiding or mitigating the adverse effects of subdivision, use and development of land on the safety and efficiency of regional infrastructure.</i></p>	<p>provision of wastewater facility has been implemented by Council (within a certain timeframe).</p> <p>The current issue of securing a suitable location for a wastewater treatment plant with the lowest potential for hazardous risk, whilst protecting the environment remains an issue. As stated above, the current land owner of the subject site area for the proposed Rural Lifestyle zone has land identified as being suitable for the location of a wastewater treatment plant, with limited potential for adverse effects unlike those previously identified by council.</p> <p>The proposal seeks to safeguard against inappropriate development by adopting the Rural Lifestyle zone, as well as having a specific approach to the subject area which includes zone standards and rules.</p>
<p><i>9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating: (a) Discharges of contaminants to Otago's air, water or land; and (b) The creation of noise, vibration and dust; and (c) Visual intrusion and a reduction in landscape qualities; and (d) Significant irreversible effects on: (i) Otago community values; or (ii) Kai Tahu cultural and spiritual values; or (iii) The natural</i></p>	<p>The proposal seeks to reduce the potential effects of rural lifestyle development on the site and surrounding area by adopting the Rural Lifestyle provisions as having a specific approach to the subject area which includes zone standards and rules which will aide in mitigating adverse effects on the landscape.</p> <p>The Glenorchy Community Plan has been reviewed in relation to the establishment of this Plan Change Proposal, of which the landscape values and retainment of rural character have</p>

<p><i>character of water bodies and the coastal environment; or (iv) Habitats of indigenous fauna; or (v) Heritage values; or (vi) Amenity values; or (vii) Intrinsic values of ecosystems;</i></p>	<p>been identified as important to the local community. The proposed objectives and policies seek to ensure that development that occurs within the proposed zone is appropriate to the site and wider area.</p>
<p><i>9.5.5 To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through: (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and (c) Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.</i></p>	<p>Whilst not being in strictly rural character, the rural lifestyle zone and specific provisions proposed will provide for appropriate development in anticipation of avoiding, remedying and mitigating that which may unsuitable.</p> <p>At this stage there has been limited consultation with Kai Tahu, however this is intended to occur as a part of the notification process to which any mana whenua concerns may be addressed.</p>
<p>10.4 Biota - Objectives</p>	
<p><i>10.4.1 To maintain and enhance the life-supporting capacity and diversity of Otago's biota.</i></p>	<p>The sites landscape is described in detail within Attachment 1. The lower slopes of 'The Fort' have regenerating native species which form a different character of the hillside when compared to the upper slopes above the intended area for development. In order to support biodiversity proposed through the plan change, and to reduce the potential for adverse landscape effects the plan change proposes a no build area and proposes to implement a landscape plan.</p>
<p><i>10.4.2 To protect Otago's natural ecosystems and primary production from significant biological and natural threats.</i></p>	
<p><i>10.4.3 To maintain and enhance the natural character of areas with significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	
<p>10.5 Biota - Policies</p>	
<p><i>10.5.3 To reduce and where practicable</i></p>	<p>The proposal recognizes the importance of the</p>

<p><i>eliminate the adverse effects of plant and animal pests on Otago's communities and natural and physical resources through: (a) Developing strategies to effectively manage Otago's plant and animal pests; and (b) Educating about the responsibilities of all parties in the management of Otago's plant and animal pests; and (c) Adopting the most practicable method of pest control while safeguarding the environment.</i></p>	<p>high environmental quality to the subject area, particularly in response to retaining landscape quality and improving biodiversity. This is also recognized in the Landscape report within Attachment 1. In order to address the specific environment it is possible to propose an ecological management plan of the shall include details of the following:</p> <ul style="list-style-type: none"> · Methods proposed to remove or kill existing wilding exotic trees and weed species from the lower banks of the site area and to conduct this eradication on a year to year basis. · Methods to exclude and/or suitably manage pests within the site in order to foster growth of native vegetation within the site. · A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.
11.4 Natural Hazards - Objectives	
11.4.1 To recognise and understand the significant natural hazards that threaten Otago's communities and features.	The Glenorchy Natural Hazards report produced by the Otago Regional Council in 2010 addresses the complex environment in which the Glenorchy township has been established. These potential hazards include the risk of river and lake flooding, the delta growth, ground liquefaction, landslide induced waves, and mass ground movement.
11.4.2 To avoid or mitigate the adverse effects of natural hazards within Otago to acceptable levels.	
11.5 – Natural Hazards - Policies	
11.5.2 To take action necessary to avoid or mitigate the unacceptable adverse effect of natural hazards and the responses to natural hazards on: (a) Human life; and (b) Infrastructure and property; and (c) Otago's natural environment; and (d) Otago's	The proposed change from Rural General to Rural lifestyle provisions will adopt 15.3.4 Objective 4 of the QLDC proposed district plan which addresses managing new development

<i>heritage sites.</i>	in respect of natural hazards.
<p><i>11.5.3 To restrict development on sites or areas recognised as being prone to significant hazards, unless adequate mitigation can be provided.</i></p>	<p>Opus have been engaged to complete a Preliminary and Detailed Site Investigation Report. Preliminary findings have suggested that despite marginally elevated concentrations of contaminants encountered directly around the old woolshed site, the remainder of the site has been assessed as having low risk to human health with respect to potential contamination. All investigation works and any remediation required will be completed prior to the proposed re-zoning and development of the subject site.</p> <p>The Hadley Consultants Engineering Report in terms of overview confirms that the site is appropriate for rural lifestyle development (Attachment 2).</p>
<p>13.4 Wastes & Hazardous Substances - Objectives</p>	
<p><i>13.4.1 To protect Otago's communities, environment and natural resources from the adverse effects of the waste stream.</i></p>	<p>The use of the site for Rural Lifestyle purposes will reduce the opportunity for waste and hazardous substances associated with Rural General activity to be dumped on-site.</p>
<p><i>13.4.2 To encourage a reduction in the amount, range and type of waste generated in Otago.</i></p>	<p>It is understood that the site owner has contracted Opus Consultants to undertake a HAIL and Natural Hazards assessment of the site, and that the site will be fully remediated of all contaminants.</p>
<p><i>13.4.4 To minimise the risks to people and the wider environment arising from existing contaminated sites, and the storage, use, transportation and disposal of hazardous</i></p>	

<i>substances.</i>	
<p><i>13.5.1 To recognise and provide for the relationship Kai Tahu have with natural and physical resources when managing Otago's waste stream through: (a) Providing for the management and disposal of Otago's waste stream in a manner that takes into account Kai Tahu cultural values; and (b) Working towards eliminating human wastes and other pollutants from entering Otago's waterways.</i></p>	<p>It has been identified that the need to determine a suitable site for the location of a wastewater treatment plant is paramount in order for this plan change to be implemented. The development of this wastewater treatment plant will reduce the capacity for waste to be deposited inappropriately and is a means to remedying existing inadequate infrastructure.</p>
<p><i>13.5.7 To address the adverse effects of past waste disposal practices through: (a) Identifying sites of old landfills, hazardous substance dumps or contamination within Otago; and (b) Determining any adverse effects arising from those sites and requiring the remedying or mitigation of any adverse effects.</i></p>	<p>At this stage there has been limited consultation with Kai Tahu, however this is intended to occur as a part of the notification process to which any mana whenua concerns may be addressed.</p>

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

Part 3 - Key Resource Management Issues

3.1 Background

The following work has been undertaken to better understand the proposed plan change, site visits and site evaluations from planners, landscape architects, engineers and council representatives. Relevantly, this work provides an up-to-date picture of:

- The capacity of the Glenorchy environment to absorb change
- The potential for growth within and around Glenorchy whilst retaining amenity values
- Current infrastructure demands

3.2 Key Resource Management Issues

The key resource management issues, in no particular order, considered in this report are:

1. Whether zoning can help to alleviate the current shortage of land available for rural living development in the Glenorchy.

There is currently a shortage of land available in Glenorchy township zone for growth and there is a need for additional land to meet likely demand/population growth in Glenorchy in the near future. There are two main zones within the area, the Township zone of Glenorchy, and the Rural Lifestyle zone which surrounds it. The Township Zone is near capacity and the Rural Lifestyle zone is steadily developing. It is anticipated as demand increases, the zones will be at capacity before the next District Plan review.

2. Whether zoning can ensure the effects of development on the wider Outstanding Natural Landscape can be protected from inappropriate use and subdivision.

The protection of Outstanding Natural Landscapes from inappropriate subdivision, use and development is a matter of National Importance under the Resource Management Act 1991. The subject site forms part of a District-Wide Outstanding Natural Landscape. As such any zoning option needs to recognise and provide for this matter.

3. Whether zoning can give greater landscape protection to the terrace riser.

The Terrace Riser forms the backdrop to the Glenorchy Township and extends around from the Bible Terrace. It is considered of utmost importance that zoning of the subject site protects the integrity of this terrace riser from the effects of development.

4. Whether zoning can give greater protection to the natural vegetation on site.

A large portion of the site is covered in naturally regenerating vegetation. An important issue in the consideration of the most appropriate zoning is the protection and enhancement of such vegetation, particularly with respect to Option 3 above.

5. Whether zoning can provide for a suitable site for waste water disposal for the growing Glenorchy Community.

The need for a new site for a community wastewater plants has long been recognised. This issue explores the possibility of identifying land for such a purpose within the subject site.

6. Recognition of Community Values

The main community values and concerns have been expressed in the Glenorchy Community Plan, 2001. Some aspects of that plan are relevant to the consideration of this zoning review. In particular they include Key Strategies 4.32 which relate to rural land on the outskirts of town. This includes avoiding inappropriate rural subdivision, retaining the natural undeveloped character of the town's backdrop and revegetation of part of the backdrop to enhance the rural wilderness character of the town.

7. Public Health

The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health assesses whether land is actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been undertaken on that land. The land use history is the trigger in determining whether land requires further assessment under the NES. It is important to consider this NES as part of a zoning review.

Part 4 - Purpose and Options

4.1 Purpose of Zoning Review

This report evaluates zoning options for the subject site. The overall purpose of this report is to consider the appropriateness of alternative zoning to the status quo Rural General Zoning of the Operative District Plan for the subject site. This is being considered as part of the District Plan Review as the current Rural General zoning of the subject site is considered an anomaly when considering there is Rural Living Zoning to both the north and south on the same terrace feature. Reviewing this zoning through the District Plan Review presents an opportunity for greater protection and enhancement of landscape values and vegetation on the site and the consideration of an area of land for a wastewater treatment facility for the Glenorchy community. The site specific policies and rules proposed to be applied to the zone defer development for a set number of years to enable this infrastructure process to conclude.

This zoning review has been undertaken with due regard to the sensitive Glenorchy landscape, the limitations of infrastructure available within the area, with consideration to the current Glenorchy Head of the Lake Community Plan (August 2001), and to the current District Plan Rural Lifestyle provisions.

4.2 Identification of Reasonably Practical Options

A number of zoning options have been explored as part of this review. All zoning options, with the exception of Rural Lifestyle Zone, have been dismissed on the grounds of adverse landscape and visual amenity effects. The remaining reasonably practical options are thus:

Option 1: Retain the operative provisions of the Rural General Zone (i.e. status quo);

Option 2: Retain and improve the operative provisions of the Rural Lifestyle Zone.

Part 5 - Assessment of Options against the Key Resource Management Issues

This section of the evaluation assesses the two zoning options against the Key Resource Management Issues identified above.

Option 1: Retain the operative provisions of the Rural General Zone – (Status Quo).

Key RM Issue	Likely Outcome
1. Whether zoning can help to alleviate the current shortage of land available for rural living development in the Glenorchy.	Zoning land for residential living purposes is the primary method for addressing this issue. Rural living development is not anticipated or encouraged in the Rural General Zone. Retaining Rural General zoning over the subject site therefore does little to address this issue.
2. Whether zoning can ensure the effects of development on the wider Outstanding Natural Landscape can be protected from inappropriate use and subdivision.	Retaining Rural General zoning over the subject site does address this issue at a district wide scale.
3. Whether zoning can give greater landscape protection to the terrace riser.	Retaining Rural General zoning over the subject site does address this issue at a district wide scale.
4. Whether zoning can give greater protection to the natural vegetation on site.	Retaining Rural General zoning over the subject site does address this issue at a district wide scale. A certain amount of vegetation can be removed under the Rural General zone provisions. No assessment has been done to ascertain the relevance of those provisions to the subject site.

5. Whether zoning can provide for a suitable site for waste water disposal for the growing Glenorchy community.	The Rural General zone does not have any specific requirement to provide a suitable site for waste water disposal.
6. Recognition of Community Values	The Rural General zoning ensures that inappropriate rural subdivision is careful considered, but not necessarily avoided. Rural General zoning does not retain or enhance the natural undeveloped character of the towns' backdrop. Rural General zoning does not require revegetation of the backdrop to enhance the rural wilderness character of the town.
7. Public Health	The NES for Assessing and Managing Contaminants in Soil to Protect Human Health would be required by and resource consent under the Rural General Zone provisions.

Option 2: Change the zone of the subject terraced area to Rural Lifestyle Zone, and include specific provisions related to the site to protect existing landscape and community values.

Key RM Issue	Likely Outcome
1. Whether zoning can help to alleviate the current shortage of land available for rural living development in the Glenorchy.	Zoning land for residential living purposes is the primary method for addressing this issue. Rural living development is anticipated and actively encouraged in the Rural Lifestyle Zone to a very low density. Rural Lifestyle zoning over the subject site addresses this issue in part.
2. Whether zoning can ensure the effects of development on the wider Outstanding Natural Landscape can be	Rural Lifestyle zoning, combined with other methods such as no build areas, design controls and specific objectives and policies, can ensure that development protects the ONL from inappropriate use and development. This has been discussed at length on the landscape report attached to the report

protected from inappropriate use and subdivision.	(Attachment 1).
3. Whether zoning can give greater landscape protection to the terrace riser.	As above.
4. Whether zoning can give greater protection to the natural vegetation on site.	Under the Rural Lifestyle Zone specific rules can be imposed giving protection to (and enhancing) the natural vegetation on the site.
5. Whether zoning can provide for a suitable site for waste water disposal for the growing Glenorchy community.	The Rural Lifestyle Zone can be deferred for a set period of time to enable the identification and development of a suitable site for wastewater disposal, either on the property or elsewhere.
6. Recognition of Community Values	Rural Lifestyle zoning is a means that avoids inappropriate rural subdivision by retaining a very low density of development, the identification of building platforms, design controls and future subdivision when located in the correct position. Appropriately design Rural Lifestyle development is also likely to retain the natural undeveloped character of the towns' backdrop. Rural Lifestyle development also ensures that the backdrop to the town is revegetated to enhance the rural wilderness character of the town.
7. Public Health	The NES for Assessing and Managing Contaminants in Soil to Protect Human Health would be required by and resource consent under the Rural Lifestyle Zone provisions.

Overall the costs and benefits in terms of the resource management issues are summarised as follows:

	Option 1 – Status Quo	Option 2 – Rural Lifestyle Zoning
<i>Costs</i>	<ul style="list-style-type: none"> ○ Does not alleviate current shortage of land available for rural living in Glenorchy. ○ Does not address issue of land for community wastewater disposal scheme. ○ Does not retain or enhance the natural undeveloped character of the towns' backdrop. ○ Does not require revegetation of the backdrop to enhance the rural wilderness character of the town. 	<ul style="list-style-type: none"> ○ Visual effect of some low density rural lifestyle development.
<i>Benefits</i>	<ul style="list-style-type: none"> ○ Protects the ONL from inappropriate use and development. ○ Gives landscape protection to the terrace riser. ○ Protect vegetation to a limited extent. 	<ul style="list-style-type: none"> ○ Alleviates some of the current shortage of land available for rural living in Glenorchy. ○ Protects the ONL from inappropriate use and development. ○ Greater landscape protection can be afforded to the terrace riser through the identification of the Building Restriction Area. ○ Specific rules can be imposed given protection to (and enhancement of) the

		<ul style="list-style-type: none"> ○ natural vegetation on the site. ○ Development can be deferred to enable the identification and development of a suitable site for wastewater disposal. ○ Avoids inappropriate development by retaining very low density, identification of building platforms, design controls and future subdivision. ○ Appropriately designed development can retain the natural undeveloped character of the towns' backdrop.
<i>Ranking</i>	2	1

Overall, it is concluded that Option 2 is the most efficient and effective method of addressing the key resource management issues above. However, it is noted that some zone specific improvements to the Rural Lifestyle Zone are required to the objectives, policies and rules. These zone specific improvements include:

(1) The inclusion of new Part 20 Subdivision objectives and policies specific as follows:

20.4.9 Objective – Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

Policy

- 20.4.9.1 To prohibit or defer development of the zone until such a time that:
- (a) the zone can be serviced by a reticulated wastewater disposal

scheme within the property which services both the township and proposed zone. This may include the provision of land within the zone for such purpose; OR

- (b) the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone which has capacity to service both the township and proposed zone; OR
- (c) the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to in (a) and (b) above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

20.4.10 Objective – Wyuna Station Rural Lifestyle Zone - Subject to Objective 20.4.9, to enable rural living development in a way that maintains the visual amenity values which are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Policies

20.4.10.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- (a) Prohibiting development over the sensitive areas of the zone via building restriction areas;
- (b) Appropriately locating buildings within the zone, including restrictions on future building bulk;
- (c) Using excavation of the eastern part of the terrace to form appropriate building platforms;
- (d) Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- (e) Using native vegetation to assist visual screening of development;
- (f) The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

20.4.10.2 To maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:

- (a) Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication on a year to year basis.
- (b) Methods to exclude and/or suitably manage pests within the zone in order to foster growth of native vegetation within the zone.
- (c) A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

- (2) Amend the District Plan maps by inclusion of the Rural Lifestyle Zone, with Building Restriction Area overlaid (as attached to this report within **Attachment 1**).
- (3) The inclusion of the following Rule to 15.4:

Wyuna Station Rural Lifestyle Zone

In addition to Tables 1 and 2, the following standards apply within the Wyuna Station Rural Lifestyle Zone, identified on Planning Map x:

Table 8

	Rule	Non-compliance:
15.4.4.33	The identification of any building platforms or construction of dwellings prior to the granting of subdivision assessed in accordance with policy 20.4.9.1.	PR

Part 6 - Evaluation

Section 32(1)(a) states that an evaluation report must examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act.

The relevant Strategic Directions objectives and policies are assessed as follows:

5.3.1 Objective 1 –The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
5.3.1.1 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps.	5.3.1.2 Classify the Rural Zoned landscapes in the District as: (a) Outstanding Natural Feature (ONF) (b) Outstanding Natural Landscape (ONL) (c) Rural Landscape Classification (RLC).	5.3.1.3 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provision 13.6 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases. ...	5.3.1.5 Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone density plan changes in areas where the landscape can accommodate change. ...
5.3.1.1 – Not of direct relevance to the proposal. 5.3.1.2 - Not of direct relevance to the proposal.		There is no cost to the community.	There is no uncertainty or insufficient information regarding Objective 7 and policies.

<p>5.3.1.3 - The proposal is an efficient and effective means of achieving this policy.</p> <p>5.3.1.5 – The proposal is an efficient and effective means of achieving this policy as it enables rural living in an area of the district that can accommodate change.</p> <p>5.3.1.11 – The proposal effectively and efficiently achieves this by defining a building restriction area over the terrace riser.</p> <p>5.3.1.12 – The proposal effectively and efficiently achieves this by defining a building restriction area over the terrace riser.</p>			
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<p>5.3.2 Objective 2 – Avoid incremental adverse changes in landscape character through the cumulative effects of subdivision and development which result in the loss of valued qualities and characteristics.</p>
<p>5.3.2.1 Acknowledge that subdivision and development, specifically rural lifestyle development has a finite capacity if the District's distinctive rural landscape values are to be sustained.</p>
<p>5.3.2.2 Allow residential subdivision and development only in locations where the landscape character and visual amenity would not be degraded.</p>
<p>5.3.2.3 Recognise that proposals for subdivision and development in the Rural Zone which seek support from existing and consented subdivision or development in the vicinity of the relevant site, are likely to result in adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.</p>

<p>5.3.2.4 Ensure subdivision and development does not alter the valued landscape character as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.</p>			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
<p>5.3.2.1 – The proposal represents a location where rural landscape values are unlikely to be affected.</p> <p>5.3.2.2 – The proposal is a location where landscape character and visual amenity would not be degraded.</p> <p>5.3.2.3 – The proposal does not represent sprawl along roads.</p> <p>5.3.2.4 – The proposal enhances the valued landscape character of the terrace riser as the backdrop to the township.</p>	<p>The proposal seeks to encourage indigenous biodiversity protection and regeneration of the terrace riser. Such protection and regeneration is outlined as a key principle of the Glenorchy Community Plan for the backdrop to the township.</p>	<p>There is no cost to the community.</p>	<p>There is no uncertainty or insufficient information regarding Objective 3 and policies.</p>

<p>5.3.4 Objective 4 – Protect, maintain and enhance the District's Outstanding Natural Landscapes (ONL).</p>
<p>5.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character, particularly where there is no or little capacity to absorb change.</p> <p>5.3.4.2 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the valued character of the Outstanding Natural Landscape is not adversely affected.</p> <p>5.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values from public places, with emphasis on formed roads and trails.</p> <p>5.3.4.4 Acknowledge the District relies upon the Outstanding Natural Landscape as a significant</p>

<p>economic and recreational resource, such that large scale renewable electricity generation or mineral extraction development proposals including windfarm or hydro energy generation are not likely to be applicable to the Outstanding Natural Landscapes of the District.</p>			
<i>Efficiency & Effectiveness^(a)</i>	<i>Benefits^(b)</i>	<i>Costs^(b)</i>	<i>Risk Acting/Not Acting^(c)</i>
5.3.4.1 – The proposal represents a location where there is capacity to absorb change. The proposal is therefore an efficient and effective method of achieving this policy.	The proposal seeks to encourage indigenous biodiversity protection and regeneration of the terrace riser. Such protection and regeneration is outlined as a key principle of the Glenorchy Community Plan for the backdrop to the township.	There is no cost to the community.	There is no uncertainty or insufficient information regarding Objective 4 and policies.
5.3.4.2 – Not relevant.			
5.3.4.3 – The proposal can effectively take this matter into account.			
5.2.4.4 – Not relevant.			

5.3.7 Objective 7 – Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District’s landscapes.

5.3.7.1 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained and enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive land.

5.3.7.2 Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

<i>Efficiency & Effectiveness^(a)</i>	<i>Benefits^(b)</i>	<i>Costs^(b)</i>	<i>Risk Acting/Not Acting^(c)</i>
5.3.7.1 – The proposal effectively and efficiently achieves this policy.	The proposal seeks to encourage indigenous biodiversity protection and regeneration of the terrace riser. Such protection and regeneration is outlined	There is no cost to the community.	There is no uncertainty or insufficient information regarding Objective 7 and policies.
5.3.7.2 – The proposal effectively and efficiently achieves this			

policy.	as a key principle of the Glenorchy Community Plan for the backdrop to the township.		
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The relevant Rural Living objectives and policies are assessed as follows:

16.3.1 Objective 1 - Maintain and enhance the district's distinctive landscapes while enabling rural living opportunities in areas that can avoid detracting from those landscapes.			
16.3.1.1 Ensure the visual prominence of buildings is avoided, particularly development and associated earthworks on prominent slopes, ridges and skylines.			
16.3.1.2 Set minimum density and building coverage standards so the living qualities, open space, natural and rural qualities of the District's distinctive landscapes are not reduced.			
16.3.1.3 Allow flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.			
16.3.1.4 Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.			
16.3.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations require landscaping and vegetation controls.			
16.3.1.6 Have regard to the location and direction of lights so they do not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky			
16.3.1.7 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.			
16.3.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development.			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
Policy 16.3.1.1 - The visual prominence of	Benefits to the community include:	There is no cost to the community.	There is no uncertainty or insufficient

<p>buildings will be avoided by restricting development to the terrace and protecting the terrace riser. Such a method is both efficient and effective.</p> <p>Policy 16.3.1.2 - The Rural Lifestyle Zone provisions efficiently and effectively achieves this.</p> <p>Policy 16.3.1.3 - Opportunity exists to employ innovative design techniques, especially in relation to the terrace riser and its protection as a whole.</p> <p>Policy 16.3.1.4 – The effects of development can be efficiently and effectively managed so they do not diminish the importance of the ONL.</p> <p>Policy 16.3.1.5 - Landscape values</p>	<ul style="list-style-type: none"> ○ Land available for rural lifestyle opportunities. ○ Construction work. ○ Possibility of land for a community reticulated wastewater scheme. ○ Other employment opportunities. ○ Revegetation of the backdrop to the township. 	<p>A small part of the ONL will be developed.</p>	<p>information regarding Objective 1 and policies.</p>
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<p>will be efficiently and effectively maintained through design controls and specific building heights.</p> <p>Policy 16.3.1.8 – Conditions can be efficiently and effectively imposed on subdivision or land use consent to ensure fire risk is had regard to.</p>			
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16.3.2 Objective 2 - Ensure the predominant land uses are rural, residential and where appropriate, community activities.			
<p>16.3.2.1 Provide for residential and farming as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle Zones.</p> <p>16.3.2.2 Any development, including subdivision located on the periphery of residential and township areas shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.</p> <p>16.3.2.3 Encourage visitor accommodation only within the specified visitor accommodation subzone areas and, control the scale and intensity of these activities.</p> <p>16.3.2.4 Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities so that the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished and the vitality of the District's commercial zones is not undermined.</p>			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
Policy 16.3.2.1 - Residential	Benefits to the community may	There is no cost to the community.	There is no uncertainty or insufficient

<p>development can be efficiently and effectively enabled through the proposed zoning.</p> <p>Policy 16.3.2.2 – The integrity of the urban edge can be efficiently and effectively maintained by the building restriction area and revegetation of the terrace riser.</p> <p>Policy 16.3.2.3 – not relevant.</p> <p>Policy 16.3.2.4 – not relevant.</p>	<p>include the possibility of land for a community reticulated wastewater scheme.</p>		<p>information regarding Objective 2 and policies.</p>
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16.3.3 Objective 3 - Manage new development and natural hazards.			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
Policy 16.3.3.1 – The zone is not susceptible to natural hazards.	Residential activities can occur unimpeded.	There is no cost to the community.	There is no uncertainty or insufficient information regarding Objective 3 and policies.

<p>16.3.4 Objective 4 - Ensure new development does not exceed available capacities for servicing and infrastructure.</p>			
<p>16.3.4.1 Discourage new development that requires servicing and infrastructure at an adverse cost to the community.</p>			
<p>16.3.4.2 Ensure traffic generated by new development does not compromise road safety or efficiency.</p>			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
Policy 16.3.4.1 – The costs of servicing the development will not be at the expense of the community. Policy 16.3.4.2 – The level of traffic generated by the proposal can efficiently and effectively be absorbed into the existing roading network.	Benefits to the community may include the possibility of land for a community reticulated wastewater scheme.	There is no cost to the community.	There is no uncertainty or insufficient information regarding Objective 4 and policies.

<p>16.3.5 Objective 5 - Manage situations where sensitive activities conflict with existing and anticipated rural activities.</p>			
<p>16.3.5.1 Recognise existing and permitted activities, including activities within the surrounding Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.</p>			
<i>Efficiency & Effectiveness ^(a)</i>	<i>Benefits ^(b)</i>	<i>Costs ^(b)</i>	<i>Risk Acting/Not Acting ^(c)</i>
Policy 16.3.5.1 – The revegetation of the	Farming activities continuing to occur in	There is no cost to the community.	There is no uncertainty or insufficient

terrace riser is an efficient and effective method in buffering the development area from surrounding farming activities.	surroundings land with little effect on future residents.		information regarding Objective 5 and policies.
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Overall, it is considered the proposal to rezone the subject site Rural Lifestyle is an effective and efficient means to achieving the relevant objectives of the District Plan and the purpose of the RM Act 1991.

Part 7 - Amendments to the District Plan

(1) The inclusion of new Part 20 Subdivision objectives and policies specific as follows:

20.4.9 Objective – Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

Policy

20.4.9.1 To prohibit or defer development of the zone until such a time that:

- (a) the zone can be serviced by a reticulated wastewater disposal scheme within the property which services both the township and proposed zone. This may include the provision of land within the zone for such purpose; OR
- (b) the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone which has capacity to service both the township and proposed zone; OR
- (c) the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to in (a) and (b) above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

20.4.10 Objective – Wyuna Station Rural Lifestyle Zone - Subject to Objective 20.4.9, to enable rural living development in a way that maintains the visual amenity values which are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Policies

20.4.10.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy

Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- (a) Prohibiting development over the sensitive areas of the zone via building restriction areas;
- (b) Appropriately locating buildings within the zone, including restrictions on future building bulk;
- (c) Using excavation of the eastern part of the terrace to form appropriate building platforms;
- (d) Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- (e) Using native vegetation to assist visual screening of development;
- (f) The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

20.4.10.2 To maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:

- (a) Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication on a year to year basis.
- (b) Methods to exclude and/or suitably manage pests within the zone in order to foster growth of native vegetation within the zone.
- (c) A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

- (2) Amend the District Plan maps by inclusion of the Rural Lifestyle Zone, with Building Restriction Area overlaid (as attached to this report within **Attachment 1**).
- (3) The inclusion of the following Rule to 15.4:

Wyuna Station Rural Lifestyle Zone

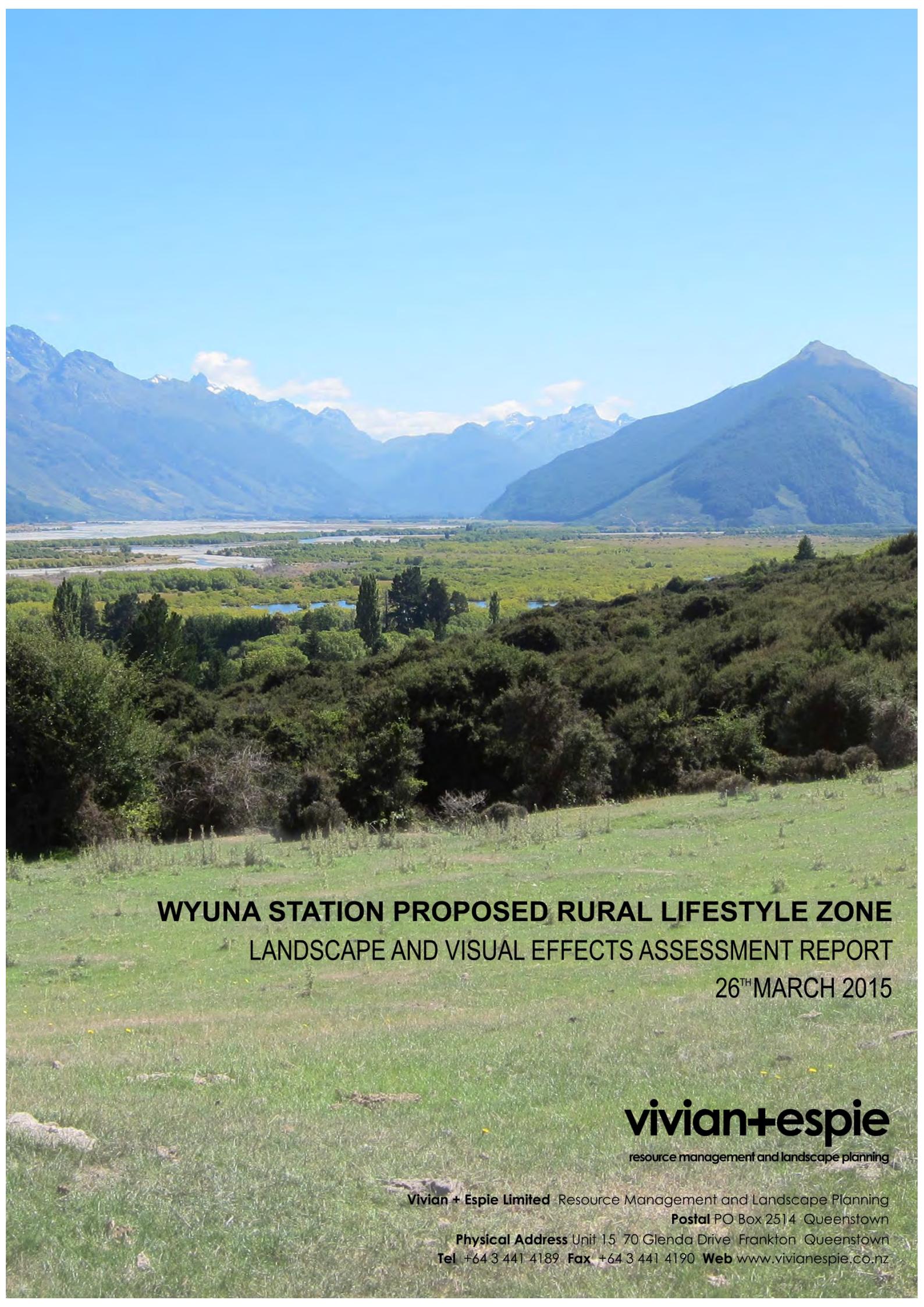
In addition to Tables 1 and 2, the following standards apply within the Wyuna Station Rural Lifestyle Zone, identified on Planning Map x:

Table 8

	Rule	Non-compliance:
15.4.4.33	The identification of any building platforms or construction of dwellings prior to the granting of subdivision assessed in accordance with policy 20.4.9.1.	PR

Part 8 - Conclusion

This report concludes that pursuant to section 32 of the Resource Management Act 1991, the most appropriate zoning to achieve sustainable management for the subject site is Rural Lifestyle Zone (subject to site specific changes as suggested in Part 7 of this report).



WYUNA STATION PROPOSED RURAL LIFESTYLE ZONE
LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT

26TH MARCH 2015

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INTRODUCTION

1. This report identifies and quantifies the landscape and visual effects likely to arise from a proposal to rezone an area of the Rural General Zone (RGZ) of the Queenstown Lakes District Plan (the Plan) to Rural Lifestyle Zone (RLZ). The site of the proposed zone is within Wyuna Station, which is a very large farming property immediately east of Glenorchy. The proposed area of RLZ is approximately 31.9ha and is located on a west facing terrace above Glenorchy Town.
2. The area of RLZ is proposed to be created by way of the QLDC's District Plan Review. I understand that the purpose of this review is to update and amend the current District Plan such that it provides for the District's resource management needs for the upcoming decade.
3. The methodology for this assessment has been guided by the landscape related Objectives and Policies of the Plan, by the Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment¹, and by the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note².

DESCRIPTION OF THE PROPOSAL

4. The details and layout of the proposed activities are set out in the Section 32 analysis report and its various appendices including a number of plans. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues:
 - It is proposed to create a RLZ within the specific part of Wyuna Station, as shown on Figure 1 of this report. More detailed plans of the proposed area of zoning are attached as Appendix 1 to this report.

¹ Landscape Institute and Institute of Environmental Management and Assessment; 2013; 'Guidelines for Landscape and Visual Impact Assessment – 3rd Edition'; Routledge, Oxford.

² New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

- The proposed RLZ is located on an elevated terrace and hillside that is immediately east of the Glenorchy Township Zone. The proposed area of RLZ is also located immediately south of the existing RLZ east of Glenorchy Paradise Road. In this sense the proposal is an extension of the existing RLZ.
- The proposed RLZ is envisaged to be accessed via an existing access way off Glenorchy Paradise Road. This existing access way currently services a homestead building within Wyuna Station.
- Additional Objectives, Policies and Rules that specifically relate to the proposed area of RLZ are proposed to be inserted into the Plan. These proposed provisions will be read in conjunction with all of the existing RLZ provisions. The proposed Objectives and Policies are:

20.4.9 Objective – Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

Policy

20.4.9.1 To prohibit or defer development of the zone until such a time that:

- (a) the zone can be serviced by a reticulated wastewater disposal scheme within the property which services both the township and proposed zone. This may include the provision of land within the zone for such purpose; OR
- (b) the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone which has capacity to service both the township and proposed zone; OR
- (c) the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to in (a) and (b) above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

20.4.10 Objective – Wyuna Station Rural Lifestyle Zone - Subject to Objective 20.4.9, to enable rural living development in a way that maintains the visual amenity values which are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Policies

20.4.10.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- (a) Prohibiting development over the sensitive areas of the zone via building restriction areas;
- (b) Appropriately locating buildings within the zone, including restrictions on future building bulk;
- (c) Using excavation of the eastern part of the terrace to form appropriate building platforms;
- (d) Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- (e) Using native vegetation to assist visual screening of development;

(f) The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

20.4.10.2 To maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:

- (a) Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication on a year to year basis.
- (b) Methods to exclude and/or suitably manage pests within the zone in order to foster growth of native vegetation within the zone.
- (c) A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

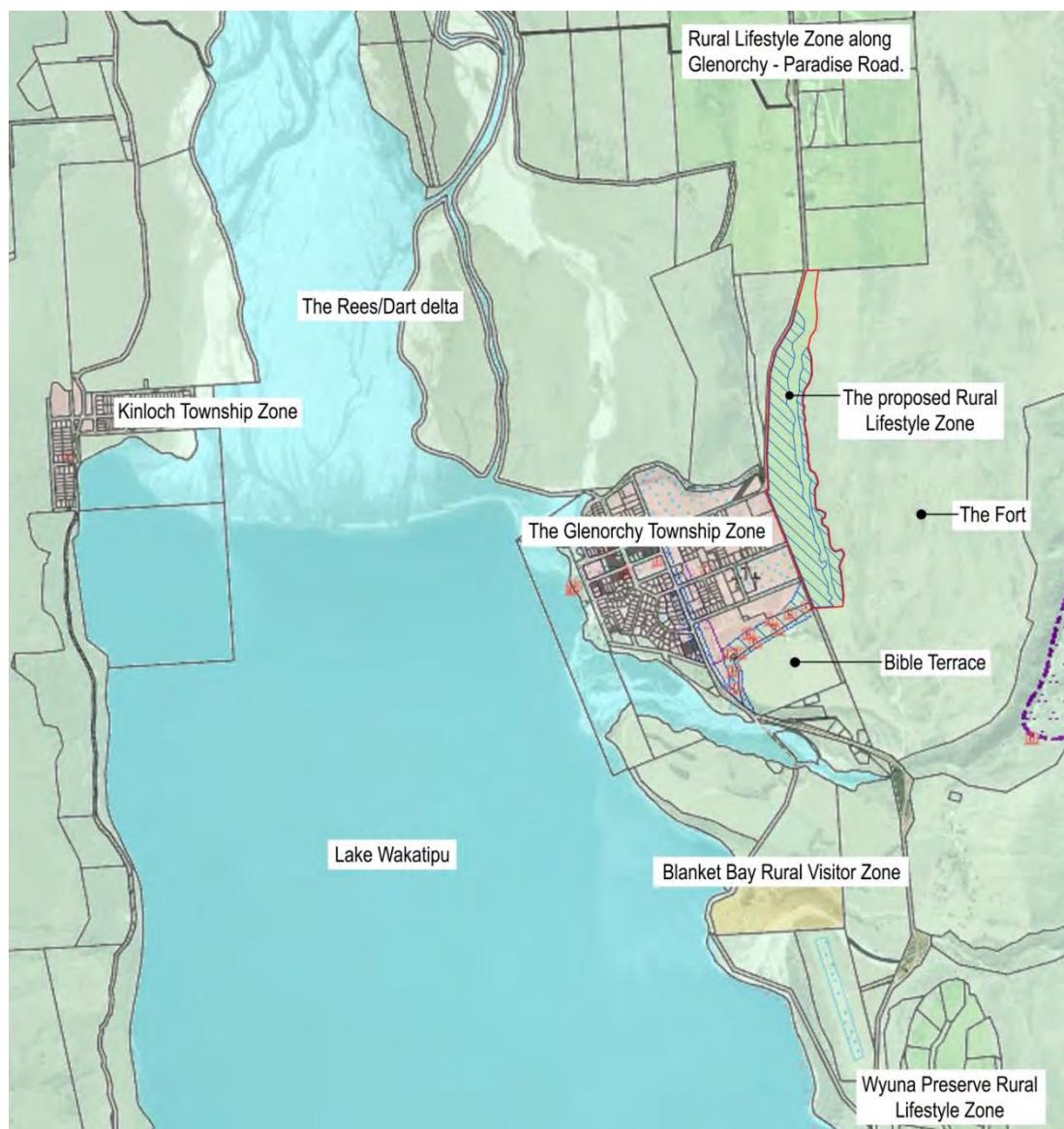


Figure 1: The location of the proposed RLZ within Wyuna Station.

5. The proposed RLZ is the result of an iterative and consultative design process over a period of months. I have provided input into this design process from a landscape effects point of view. This report describes and quantifies the landscape and amenity related effects that will result from the proposed zone change and focusses on effects as experienced from outside the proposed RLZ. This report does not directly discuss matters that relate to internal design, internal amenity and internal functionality.
6. The proposed RLZ will enable controlled activity subdivision into lot sizes that have a minimum size of 1ha with an overall average size of 2ha. At the time of a subdivision being applied for, the Council will have control over the design of the subdivision with regard to the applicable existing RLZ Objectives and Policies of the Plan and the proposed Objectives and Policies for this specific area. With regard to the proposed Objectives and Policies and the matters over which Council has control at the subdivision and house building stages, the Council will be able to control the following aspects of the development of the zone to ensure that the relevant Objectives and Policies are met:
 - The overall design and layout of subdivision including access, servicing and structural landscaping.
 - The location of building platforms.
 - The height, bulk and external appearance of buildings.
 - The appropriate use of earthworks to excavate ground level where buildings are to be located.
 - The appropriate use of earthworks to create naturalistic mounding for visual screening purposes.
 - The enhancement and ongoing management of native vegetation for visual screening purposes for natural character purposes.
 - The appropriate use of external building materials and colours so as to be visually recessive.
7. It is my understanding that the ultimate result of the proposed area of RLZ will be development that includes the following aspects:
 - Up to 15 dwellings on the flat of the terrace landform. Two of these dwellings may be north of the existing access way into the site.

- Vehicle access to all dwellings is likely to take the form of an alignment that runs along the terrace landform from north to south (most likely on the uphill side of dwelling locations).
- Future dwellings would be restricted in height and external appearance to assist in achieving the requirement of being reasonably inconspicuous when seen from the west.
- Earthworks are likely to be used to bench dwellings into the rear of the terrace and to create naturalistic mounding at the front of the terrace. This will assist in visually screening dwellings from Glenorchy and also will mean that views from the dwellings include lake and mountain views but do not include Glenorchy Township.
- The slope below the developable area of the zone will be maintained so as to bolster the existing native vegetative community and manage it into the future. Native vegetation will likely extend slightly further east so as to cover naturalistic earth mounding created on the western lip of the terrace area, which will assist in reducing visibility of future dwellings.
- Vegetation is likely to be used in the vicinity of the zone's road boundary north of the existing vehicle entrance to ensure development in the northern part of the zone is inconspicuous from Glenorchy Paradise Road.

STATUTORY CONSIDERATIONS

8. The parts of the Resource Management Act that are relevant to the consideration of the landscape and amenity related effects of the proposed zone change include:

6 *Matters of national importance*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

7 *Other Matters*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

- (c) *The maintenance and enhancement of amenity values*
 (f) *Maintenance and enhancement of the quality of the environment*

9. Section 4 of the Plan deals with matters that are relevant to the district as a whole. Section 4.2 of the Plan provides district wide guidance regarding landscape and amenity issues. Logically, all other sections of the Plan shall be compatible with Section 4. The most relevant provisions in relation to the assessment of the potential landscape and amenity effects of the proposed zone change include:

4.2.5 Objectives and Policies

Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policies:

1 Future Development

- (a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.
- (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detraction from landscape and visual amenity values.
- (c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

- (a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.
- (b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.
- (c) To allow limited subdivision and development in those areas with higher potential to absorb change.
- (d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.

8. Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.
- (b) to encourage comprehensive and sympathetic development of rural areas.

9. Structures

To preserve the visual coherence of:

- (a) outstanding natural landscapes and features and visual amenity landscapes by:
 - encouraging structures which are in harmony with the line and form of the landscape;
 - avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;
 - encouraging the colour of buildings and structures to complement the dominant colours in the landscape;

- encouraging placement of structures in locations where they are in harmony with the landscape;
 - promoting the use of local, natural materials in construction.
- (c) All rural landscapes by
- limiting the size of signs, corporate images and logos
 - providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.

15. Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;
- (b) Encouraging maintenance of tussock grass-lands and other nature ecosystems³ in outstanding natural landscapes.

³ refer to Section 4.1 on nature conservation values.

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

10. Although not a statutory document, The Glenorchy Community Plan³ is a document created through extensive consultation with the Glenorchy Community. I therefore consider it is useful in providing information on community aspirations. I recognise that the community plan is more than ten years old and that a review of it has begun. Notwithstanding this, I consider that it has relevance.
11. The Community Plan outlines a number of outcomes needed to achieve a desired overall vision for Glenorchy. Outcome 3 sets out broad goals that relate to rural subdivision in relation to landscape and wilderness qualities. These include:
- Visual landscape, vistas and wilderness atmosphere retained/unspoilt.
 - Rural subdivision and other rural developments to be inconspicuous in the visual landscape.
 - Rural subdivision to be limited and to not impact on the special characteristics and qualities of the area.⁴
12. With more specific relevance to the proposed RLZ, Section 4.32 of the Community Plan deals with “Rural Land on the Outskirts of the Town”. The most relevant key strategies are to:
- Avoid inappropriate urbanisation and domestication i.e. inappropriate rural subdivision.
 - Retain the natural undeveloped character of the town backdrop.

³ Blakely Wallace Associates; August 2001; “Glenorchy – Head of the Lake, Community Plan”.

⁴ Ibid, page 16.

- *Revegetation of parts of this backdrop would enhance the rural wilderness character of the town.⁵*
13. The Community Plan then identifies the town backdrop on Sheet 2 of its appended plans. I attach Sheet 2 to this report as Appendix 2.

THE EXISTING LANDSCAPE CONTEXT

The landscape baseline

14. The proposed RLZ is located in a part of Wyuna Station immediately east of, and up slope from, the Glenorchy Township Zone. Immediately east of the proposed RLZ are the steep slopes of The Fort, which is a small north-south running spur of mountainous topography that separate Chinaman's Flat from the Rees/Dart delta. The western part of the RLZ (which is to be a building restriction area) takes the form of a steep, vegetated slope that descends down to Glenorchy Township. The proposed location of the RLZ is shown on Figure 1 of this report and the zone area is shown in detail on Appendix 1.
15. The landscape in the area to the north of Lake Wakatipu is dominated by the vast, steep mountain slopes of the Richardson, Humboldt and Forbes mountain ranges (as can be seen in all of the photographs of Appendix 3 to this report). These mountain ranges are comprised of weathering up-thrust schistose bedrock and generally have been farmed much more minimally than the flatter land and are frequently covered in remnant native ecology. The river valleys of the Dart to the west and the Rees to the east converge in a Y-shape around the lone peak of Mount Alfred as they enter the lake. The flat floors of these valleys are comprised of deposited post glacial materials and have generally been the location of intensive agriculture, grazing and ecological modification since the colonial period.
16. The rugged forms of the mountains that rise up from the more tamed and verdant pastoral valley floors are striking to visitors to the area and are romantic and sublime in terms of aesthetics. Changing light, weather (including frequent snow cover) and atmospheric conditions can create dramatic effects and I believe that it would be generally shared and recognised by observers that these mountain ranges are majestic, natural and memorable.

⁵ Ibid, page 43.

17. The farmed valley floors are not as natural or dramatic in appearance. I believe that it would generally be obvious to observers that these valley floors have been much more modified than the mountain slopes, are less striking and have more in common with many parts of rural agricultural New Zealand. The expansive gravel beds of the braided rivers themselves however are remarkable and obviously natural features.
18. Wyuna Station is contained within the Rural General Zone and therefore is subject to the Plan's landscape categorisation process in accordance with Part 5.4.2.1 of the Plan. Part 4.2.4(2) of the Plan states that "*the outstanding natural landscapes of the district are romantic landscapes – the mountains and lakes.*"
19. Categorising the landscapes of a district into outstanding natural landscapes and landscapes that are not both outstanding and natural is an exercise that must obviously be done at a very large scale. A number of Environment Court decisions relating to the district have emphasised the point that the categorisation process must be done at the scale of entire landscapes, not landscape units or bits of landscapes.
20. I am aware of maps and reports made public by the Council setting out their position regarding landscape categorisation of the relevant area that is proposed to be formalised by the District Plan Review. The Council's information shows all the land outside of the Glenorchy Township Zone as being part of the outstanding natural landscape. Given the scale at which landscape categorisation is appropriately done, I agree with this categorisation.
21. The proposed RLZ area takes in flat paddock areas at its northern end. These are immediately south of the existing RLZ and have been improved and grazed for many decades (and can be seen on Appendix 3, Viewpoint Location 1). Moving south, these flat areas become a terrace that stretches south to the southern end of the zone. This terrace landform is the part of the proposed zone on which development is anticipated (and can be seen on Appendix 3, Viewpoint Location 2). The remainder of the zone area is to be covered by a building restriction area. This terrace is flattish, verdant and grazed; while the building restriction areas within the proposed zone are steeper, rougher country. The slope between the developable part of the zone and Glenorchy Township is relatively densely covered in remnant native vegetation.

22. More closely in the vicinity of the proposed activities, the flattish terrace land that accommodates dilapidated shearing shed structures and the existing farm dwelling has deeper soils than the mountain slopes and has been used as improved pasture. The steeper slopes of The Fort hillside have been farmed much less intensively. The terrace is approximately 40m wide and the steep, rocky escarpment upslope of this terrace contains sporadic vegetation. This escarpment is approximately 7 metres high and will be the backdrop to the developable part of the proposed RLZ. The hillside downslope of the terrace is significantly covered in native shrub vegetation dominated by kanuka, matagouri and coprosma grey shrub species. Stock are not currently excluded from this area.

23. The northern boundary of the proposed RLZ is to abut the existing RLZ that is located directly north of the site, immediately east of the Glenorchy Paradise Road. This northern portion of proposed RLZ contains a dilapidated shearing shed and a farm dwelling. The terrace that runs to the south of the farm dwelling currently accommodates a farm track that extends south to Bible Terrace.

24. Regarding aspects of the landscape resource that are potentially affected by the proposal (landscape receptors), the landscape character of the backdrop of Glenorchy Township is potentially affected, as is the landscape character of the broader outstanding natural landscape.

The visual baseline

25. The proposed RLZ is potentially visible from an identifiable visual catchment or zone of theoretical visibility (ZTV). This ZTV includes parts of the Glenorchy Township, the Glenorchy Walkway, part of the surface of Lake Wakatipu, part of the Rees/Dart delta, some private land to the immediate north of the site and larger areas of more distant elevated land such as parts of Mount Alfred, the eastern face of the Humboldt Mountains and part of the Kinloch Road. The ZTV is shown on Figure 2 and in more detail on Appendix 3 to this report. The developable area of the proposed zone is visually screened from the east and south.

26. Observers within the ZTV that are potentially visually affected by the proposal (visual receptors) include:
 - Users and occupiers of Glenorchy Township.

- Users of the Glenorchy Walkway.
 - Users of Lake Wakatipu and the Rees/Dart delta.
 - Users of Glenorchy Paradise Road.
 - Users and occupiers of distant areas such as Mount Alfred, parts of the Humboldts and the Kinloch Road.
27. The views that these observers currently experienced and how these are likely to be affected are discussed subsequently.

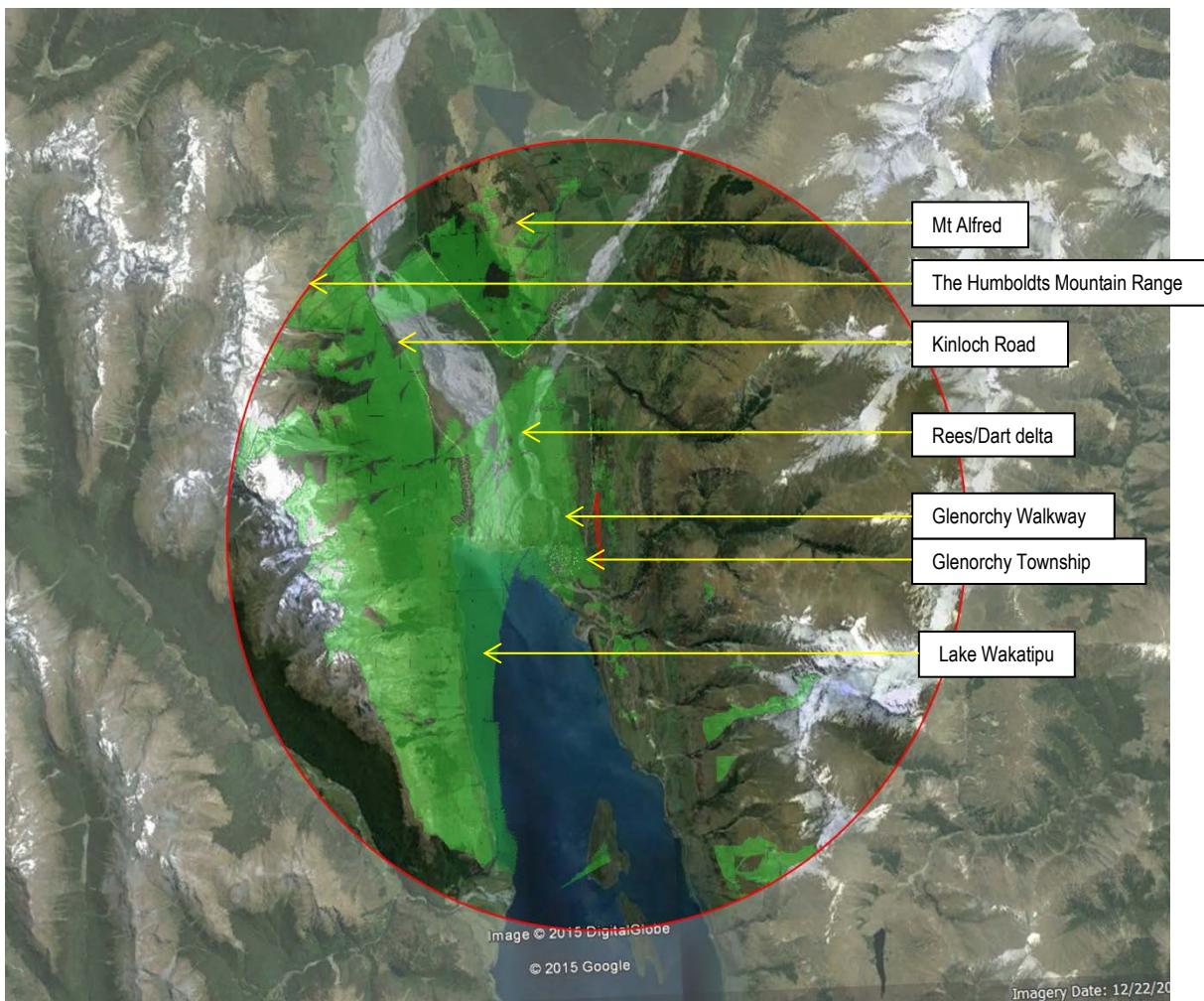


Figure 2: Zone of theoretical visibility diagram. The area highlighted in green illustrates land from which development within the proposed RLZ will potentially be visible. See Appendix 3 of this report for more information.

THE LANDSCAPE EFFECTS OF THE PROPOSAL

28. When describing effects, I will use the following hierarchy of adjectives:
- Nil or negligible;
 - Slight;
 - Moderate;
 - Substantial;
 - Severe.
29. Landscape effects are the effects that an activity may have on the landscape as a resource in its own right. Landscape effects relate to landscape character and the elements and patterns that make up that character, rather than to visual issues. I have considered these effects with reference to the relevant statutory considerations.
30. The character of the site and the landscape in which it sits has been discussed above. The site of the RLZ itself takes in land used as pasture, a vegetated slope and a rocky escarpment. At a broader scale the site sits within a dramatic landscape of high natural character (as can be seen on Appendix 3, Viewpoint Locations 4-10). The proposed RLZ will bring about a rural living area and the protection and enhancement of indigenous vegetation and ecosystems within the slope and escarpment areas of the site. These proposed activities will be surrounded by the existing farm activities within Wyuna Station.
31. The subsequent subdivision and development that will occur within the proposed RLZ has been described in paragraph 7 above. The terrace will contain up to 15 dwellings of limited height and recessive appearance that will be benched into the terrace landform. Vehicle access will be via an existing entrance point. Management of the slope and escarpment areas will maintain and enhance indigenous vegetation cover.
32. At the northern end of the proposed zone, the developable area of the zone takes the form of roadside paddocks that abut the existing RLZ. These paddocks continue to the north within the existing RLZ. They have not been developed in accordance with their zoning but they could potentially accommodate many dwellings. This northern part of the proposed zone does not contain any significant indigenous vegetation. It is contained to the east by the immediate backdrop of the toe of The Fort that separates it from the main farming area

of Wyuna Station. I consider that in terms of landscape character, this area of the proposed zone will appear as an extension of the pattern of the existing RLZ. However, being much thinner in an east–west direction than the existing area of RLZ and being contained to the flat pasture land, it will bring about much less density and less prominent development than the immediately adjacent existing zone. In terms of landscape character, it will create a feathered southern edge to the existing RLZ. When we consider the scale and nature of development enabled by the existing RLZ, I consider that the northern part of the proposed zone (approximately north of the woolshed) will be appropriate in terms of character; it will continue and round out the pattern of the existing zone.

33. An increase in rural residential development will be brought about by the proposal. It will extend the rural living pattern of the existing RLZ north of the site across the terrace land that runs through the site. This thin terrace area of land is grazed but is primarily used for access through the farm and is illustrated in Appendix 3, Viewpoint Locations 1, 2 and 3. The area of the proposed RLZ is not of significant importance to the overall farming operation of Wyuna Station. Future dwellings and their associated activities located on the terrace will alter the current character within the developable area of the proposed zone. At a localised level this terrace area will change in character entirely; from a grassed terrace to accommodating perhaps 10-15 dwellings.

34. While this terrace will change substantially in terms of character, at a broader scale the proposed zone will create a thin strip of rural living type development in close proximity to Glenorchy Township (future RLZ dwellings will be within 200-300 meters of the Township Zone). In terms of landscape character broadly, this is not an unexpected or unusual situation. Most of the district's townships have Rural Living Zones very close to them. Examples include Makarora, Hawea, Luggate and Albert Town. This is a common pattern throughout small townships of New Zealand; that outside the township itself (but close to it) there are enclaves of rural living land use. Indeed, the RLZ on Glenorchy Paradise Road, The Wyuna Preserve RLZ and the Blanket Bay Rural Visitor Zone all exist within 2 kilometres of Glenorchy Township.

35. Therefore, in terms of overall landscape character, I do not see it as unexpected, unusual or adverse to change the relevant strip of land from a rural pattern to a rural living pattern (provided that visual effects are appropriate). A well designed rural development in this location that creates a feathered edge to the existing RLZ and that protects and enhances

an important hillslope can potentially sit very well in relation to landscape character patterns. The terrace landform and existing vegetation base provide an increased capacity for absorption and allow retention of openness and natural character.

36. A large portion of the proposed RLZ takes in the lower slope and escarpment face of the toe of The Fort hillside. This area is to be protected from any future built form and a proposed policy will ensure that the indigenous vegetation and ecosystems that currently exist will be maintained and enhanced. With diligent use of Council's control at subdivision and dwelling consent stage, I consider that this policy will be able to be used to significantly enhance natural character in and around the rural living development that will occur. At subdivision stage, I would envisage conditions that require a comprehensive vegetation management plan is prepared and approved for the building restriction areas of the proposed zone.
37. In summary, the rural residential activities will change the truly rural, agricultural landscape character of the terrace and paddocks that contain the developable area of the proposed zone. This area will become more modified and less rural. However in terms of broad scale landscape planning, I do not consider that a rural living area in this location adjacent to Glenorchy is unusual or adverse in terms of overall landscape character patterns, provided visual effects can be appropriately managed. In addition, I consider that the configuration of the zoning will provide for significant localised maintenance and enhancement of natural vegetative character.

THE VISUAL EFFECTS OF THE PROPOSAL

38. Visual effects are the effects that an activity may have on specific views and on the general visual amenity experienced by people. Again, I have considered these effects with reference to the relevant statutory consideration.
39. Paragraph 26 sets out the observers that gain potential views of the proposed RLZ that may be affected by the proposal. The proposed Objectives and Policies will enable Council control at both subdivision and building consent stages. The outcomes of the proposed zone are discussed in my paragraph 7. It is relevant that dwelling sites within the developable area of the proposed RLZ gain dramatic views to the north, northwest and west. Earth mounding and/or vegetation that is designed to reduce visibility of dwellings

from Glenorchy will not reduce the quality of views available from these dwelling sites. Even if Glenorchy Township is screened, these dwelling sites will still gain spectacular views that include the surface of the lake, the river delta and the vast surrounding mountains. I discuss the potential visual effects brought about by the proposal in relation to potential observers below:

Users and occupiers of Glenorchy Township

40. Glenorchy Township is immediately west of the proposed RLZ. The township zone has largely been developed although some capacity still exists. Due to its proximity to the site and the site's topography, visibility of future built form will not be gained from the easternmost part of the township. This area primarily contains private land and locally used roads (as can be seen on the inset on Appendix 3, Viewpoint Location Map). The vegetated slope of the lower building restriction area is visually prominent from this part of the township.

41. As one moves away from the site to the west into Glenorchy Township, viewing angles are such that the developable part of the proposed zone becomes more able to be seen. From Oban Street and further west, visibility of the horizontal line of the terrace would be easily available if not for the blocking effect of foreground elements (as can be seen on Appendix 3, Viewpoint Locations 4-10).

42. From any given viewpoint within the Glenorchy Township, visibility of the entire length of the terrace is not available. Built form and vegetation within the township create intermittent visibility of the terrace. From many parts of the township, the terrace is entirely screened. When travelling around the township, visibility differs from each location to the next. Ultimately, any given point on the terrace is visible from some point within Glenorchy Township.

43. As described previously, I understand that the proposed Objectives, Policies and Council controls will mean that future dwellings will be appropriately located, be restricted in height, be benched into the terrace landform, be of visually recessive colours and be partially screened by naturalistic mounding and native vegetation. It is likely that the upper portions of future dwellings will be visible from numerous points within the western two thirds of Glenorchy Township. These parts of built form will be seen directly behind and in front of

the vegetation on the hillside and the escarpment face. This vegetation will be bolstered over time and consists of kanuka-dominated shrub species. Dark recessive external materials will also reduce the visual prominence of future dwellings when experienced from the township. I consider the dark colours of future built form visually blend in well with the vegetation that will be enhanced.

44. Visible parts of buildings will interrupt the open character that is currently evident. However, in relation to the line and form of the landscape, the horizontal terrace on which the developable area is to be located currently reads as a break or obvious horizontal line on the slopes to the east of Glenorchy (as can be seen on Appendix 3, Viewpoints 5 to 11). This currently visible line, created by the terrace and the rocky escarpment behind it, is a visual interruption to the simplicity of the slopes of The Fort. It is on this horizontal line that parts of future buildings will be seen. In this sense, future development will be located such that it harmonises with the line and form of the landscape. Visually, it will be associated with an existing break point or interruption to landform; it will not create some entirely new visual interruption.
45. In an overall consideration, it is my opinion that the Council will have good ability to use its controls at subdivision and dwelling construction stages to bring about built development that is relatively inconspicuous. Curtilage activities and vehicle access are likely to be completely hidden. While there will be some visibility, I do not consider that development will be dominant or prominent and it will be in the location of an existing landform break line in terms of geomorphology and legibility. Visibility will range up to a moderate degree at most.
46. In relation to how adverse this visual effect is, the district-wide community's aspirations are set out in the District Plan provisions cited in paragraph 8. These provisions generally seek that any development in an outstanding natural landscape setting is located in areas that have a higher capacity to absorb change. Due to the various factors discussed in this report, I consider that the developable area of the proposed zone certainly has a higher capacity to absorb change than most locations within the outstanding natural landscape surrounding Glenorchy. In this regard, I consider that the limited visibility of development that will eventually result from the proposed zone will not be significantly at odds with the district-wide community's aspirations.

47. Regarding the more specific Glenorchy community's aspirations, the parts of the Glenorchy Community Plan cited in paragraphs 11 and 12 of this report make it clear that retaining the undeveloped character of the town backdrop is an important community goal, as is revegetating parts of this backdrop. The proposed zoning will assist with the revegetation goal but will place development (albeit relatively inconspicuously) within this backdrop. In this regard, I consider that the visual effect of built form as seen from Glenorchy Township that has been described must be considered to be adverse.

Users of the Glenorchy Walkway including the boardwalk area

48. The development area within the proposed RLZ is visible from roughly the western two thirds of the Glenorchy Walkway. The walkway meanders through a river delta area that is considerably covered in willows (as is illustrated by Appendix 3, Viewpoint Location 8). Views out to the developable area within the proposed RLZ and the surrounding landscape are intermittent and very often completely screened.
49. Visibility of future dwellings from this walkway will be gained in a similar manner to views from Glenorchy Township that are discussed above. The proposed Objectives and Policies ensure that the Council has an appropriate level of control to require that mitigation measures are used to limit the visibility of future development and reduce the visual prominence of built form. I consider that the upper portions of future built form will be visible, however when experienced from the Glenorchy Walkway they will not appear visually prominent. Parts of the vegetated building restriction area will be easily seen and will read as the toe of the surrounding, containing mountain slopes. As discussed in relation to the township, the visibility of built form in this setting will reduce perceived natural character and must be considered to be adverse, however, this effect has been mitigated as much as possible and useful Council control will be retained.

Users of Lake Wakatipu and the Rees/Dart delta

50. Visibility of the entire length of the developable area can be gained from the surface of Lake Wakatipu and the Rees/Dart delta. The upper portions of future dwellings will be visible and as an observer gets further away from the site, viewing distances will mean that the site is seen more horizontally.

51. Visibility will be gained at distances of between 2 and 4 kilometres. When viewed from such distances a vast panorama of the landscape including the surrounding surface of Lake Wakatipu, the Rees/Dart delta, Glenorchy Township and the surrounding mountains is visible. A viewer will look horizontally across Glenorchy Township to the proposed zone. The parts of visible development within the zone will begin to visually blend with the development of the township. In these more distant views, I consider that it will become difficult to distinguish the new development area from the existing town and both will be dwarfed by the surrounding mountains.
52. From the Rees/Dart delta the northern portion of the proposed RLZ is visible. Development within this part of the proposed zone will be similarly visible to development provided for by the existing RLZ to the immediate north but will be kept to the foot of the slope. Future built form will have an immediate backdrop of the hillside to its east. When experienced from the Rees/Dart delta, I consider future development will appear in keeping with the development provided for by the existing RLZ but will be significantly lower and less conspicuous.
53. Overall, I consider that development that results from the proposed zone will equate to a minor addition to the existing scene that is available from the lake surface and the Rees/Dart delta. Visual effects will be slight.

Users of Glenorchy Paradise Road

54. The northernmost portion of the proposed zone abuts the existing RLZ that is adjacent to Glenorchy Paradise Road. The existing RLZ provides for rural living properties with an average size of 2ha. The existing RLZ takes in topography that rises steeply from Glenorchy Paradise Road towards the east, up to an altitude of approximately 640masl (practically to the top of The Fort). Only small pockets of development have been done to date within this zone; the provision for many more dwellings remains. The Council will have control at subdivision and dwelling building stages to ensure that appropriate screening and mitigation measures are incorporated, enabling development to be inconspicuous when experienced from Glenorchy Paradise Road. When experienced alongside the existing RLZ I consider the proposed zone will have a slight degree of visual effect at most. It will read as a feathered or soft southern edge to the Rural Lifestyle area.

Users/occupiers of more distant areas such as Mount Alfred, parts of the Humboldts and the Kinloch Road

55. The propose zone area will be visible from public and private places within the broader landscape. Visibility of future built form will be gained from Mount Alfred, parts of the Humboldts and the Kinloch Road at distances of 3.5km and upwards. When viewed from such distances, Lake Wakatipu, the Rees/Dart delta, Glenorchy Township and the surrounding mountains are visible. The area of the proposed zone amounts to a small element in a very broad scene.
56. Apart from Kinloch Road and the flat river delta lands, these distant views of the proposed RLZ are gained from elevated locations. These elevated locations will gain visual access to the developable part of the proposed zone and also to the existing RLZ and Glenorchy Township. When experienced from these distant locations, the developable area will appear immediately adjacent to the built form of the Township and adjoined to the existing RLZ. Its close proximity to these two exiting areas of development means that, given viewing distances involved, these development areas will visually blend together. Future built form will be difficult to pick out or distinguish from the Township Zone. In any event, viewing distances will mean that new development will amount to a very minor visual addition to the existing scene. Effects will be of a slight degree.

CONCLUSIONS

57. An area of RLZ is proposed immediately adjacent to Glenorchy Township Zone. I understand that the details of the proposed zone mean that the development that ultimately results from the zone will:
- Consist of up to 15 dwellings that will be situated on the existing terrace landform. Dwellings will be restricted in height and appearance so as to be relatively inconspicuous when viewed from Glenorchy Township.
 - Use earthworks to bed dwellings into the terrace landform and to create naturalistic earth mounding in order to assist in achieving inconspicuousness.
 - Include native vegetation enhancement and protection over the slope and escarpment parts of the proposed zone (the building restriction areas) in order

to bolster indigenous ecosystems and natural character and to assist in reducing visibility of built form.

58. All of the Rural General Zone land outside of Glenorchy Township forms part of a vast outstanding natural landscape. Within this landscape, the developable area of the proposed zone takes the form of paddock land that has been used for farming purposes for many decades.
59. In relation to landscape character, the proposal will change the character of the terrace itself from paddock land to an area of rural residential use. This will increase modification of the landscape and reduce natural character. Notwithstanding this, it is common for small townships to have a rural living area adjacent to them. I do not consider that locating an enclave of rural living development in close proximity to Glenorchy Township as proposed will lead to significantly unexpected, unusual or adverse effects in terms of landscape character patterns, provided that visual effects are appropriate and that the natural character of the slope and escarpment landforms within the zone (the most important areas in relation to the backdrop of Glenorchy) is enhanced.
60. In relation to visual effects:
 - The visual effects of the proposed zone as experienced from Glenorchy have been mitigated as much as is practicable. Future development will not be invisible but will not be visually dominant or prominent. The most displayed parts of the relevant area (the escarpment and slope areas) will be visually enhanced in terms of their visible natural character. Visual effects of built form can be described as being of a moderate degree at worst. I consider that, given the Glenorchy community's goals as expressed in the Community Plan, this effect must be considered to be adverse.
 - Visual effects as experienced from the Glenorchy Walkway are similar to those described in relation to the township, however views are more intermittent and less direct.
 - Visual effects as experienced from Lake Wakatipu, the Rees/Dart Delta, Glenorchy Paradise Road and distant areas such as the Humboldts and Mount Alfred will be of a slight degree at worst.

61. Overall, I consider that the landscape and visual effects of the proposed zone have been well mitigated and there is considerable logic to the proposal in terms of landscape planning. There are some positive visual and landscape character effects associated with the maintenance and enhancement of the natural character of some slopes that are prominent parts of the backdrop to Glenorchy. There are, however, some residual visual effects as experienced from parts of Glenorchy Township.

Ben Espie

vivian+espie Ltd

26th March 2015

**ATTACHMENT 2 – ENGINEERING REPORT
HADLEY CONSULTANTS**

19 March 2015

Our Ref: 152785

Cabo Limited

C/- Triple Star Management Limited

Attn: Amy Kirk

via email: amy@triplestar.net.nz

Dear Amy,

**PROPOSED GLENORCHY RURAL LIFESTYLE REZONING
PRELIMINARY WATER, WASTEWATER & NATURAL HAZARDS ASSESSMENT**

1.0 Introduction

Hadley Consultants Limited (HCL) have been engaged by Cabo Limited to undertake a general, preliminary assessment of infrastructure servicing feasibility and natural hazard issues that may affect the potential future development of an area of land located to the east and northeast of the Glenorchy Township.

It is proposed to rezone the area of rural land (the Zone Area) located to the east and northeast of the Glenorchy Township as Rural Lifestyle. The Zone Area is as shown on the plans that have been prepared by Aurum Survey Consultants (ASCL).

The Zone Area is located on the lower, west facing flanks of the hill country located directly east of the Glenorchy Township. This area generally consists of moderate to moderately steep slopes and contains a minor gently sloping intermediate bench running north-south at an approximate elevation of 360 – 365 metres above sea level. It is anticipated that any future residential development will be located on the less steep minor bench in the central portion of the Zone Area. Several minor ephemeral watercourses bisect the Zone Area from the upslope catchments although no water flow was observed in any of these at the time of our site walkover.

As a part of this assessment we have undertaken a desktop review of readily available aerial photography, published geological and hazard data and relevant historic project files along with a site walkover to confirm key features of the site.

In general terms it is expected that if rezoned the Zone Area will be subject to future subdivision development to create a number of lots in the order of 1 hectare in size that will include a residential

building platform. While potential building platform locations have been considered this remains indicative only and for the purposes of our assessment no specific platform locations have been considered or assessed. It is expected that if the rezoning is approved a higher level of investigation, assessment, design and reporting will be required in due course prior to development of the Zone Area.

2.0 Water Source & Supply Options

Several potential water source options exist for the future development of a water supply to serve a possible rural lifestyle type development within the Zone Area.

An existing production bore has been recently constructed and is located in the northern portion of the Zone Area close to the old woolshed. At this stage we understand that this bore has not been pump tested and the capacity remains unknown but it is currently used for local farm supply purposes. It is possible that this bore alone may have sufficient capacity to serve future development within the Zone Area although this is not able to be categorically confirmed at this stage. Irrespective of the existing bore capacity the presence and current usage of this bore confirms that groundwater is available beneath the site and is a feasible on-site water source for possible future development.

Alternatively, given the proximity and location of the Zone Area adjacent to the Glenorchy Township it would also be possible, subject to approval by Council at the time of development and payment of Development Contributions to connect to the Glenorchy township water reticulation. However, it is noted that due to the likely elevation of any future building platforms it is anticipated that pressure boosting pumps would be required to supply the Zone Area.

Based on our preliminary assessment we do not foresee any issues that are likely to preclude the future development of a small water supply that would be necessary to serve the possible future rural lifestyle development within the Zone Area.

3.0 Wastewater Servicing Options

Similar to water source and supply several potential options exist for the provision of the likely wastewater servicing that may be required due to a future rural lifestyle type development within the Zone Area.

Given the likely size of any future allotments within the Zone Area the typical method of wastewater servicing would be through individual on-site wastewater treatment and disposal. Based on our knowledge of the site and soils in this area we can confirm that this would in general be feasible although it is noted that not all areas of the Zone Area will be suitable for land disposal of treated effluent. Localised constraints such as limited depth of soil, shallow rock, areas of seepage and/or shallow groundwater will exist in some areas across the site. Given the likely size of future allotments these potential constraints are considered highly unlikely to preclude on-site wastewater

disposal provided that sufficient investigation and assessment is undertaken at the time of planning any future development.

Given the location of the Zone Area proximate to the Glenorchy Township if a community wastewater scheme, as is currently under consideration, was developed prior to development occurring within the Zone Area then it would also be feasible to install reticulation to connect the Zone Area to such a community scheme. Similar to water supply above this would require the approval of Council at the time of development and payment of Development Contributions but when compared to the community water supply would have the advantage of being able to connect via gravity or small bore Pressure Sewer System (PSS) and is considered technically feasible.

4.0 Natural Hazards

We have reviewed the QLDC Hazard Maps and readily available aerial photography as a part of this preliminary assessment. A copy of the relevant Hazard Map is included with this report as Attachment A.

No specific hazards are identified for the Zone Area although it is noted that the lower reaches of the Zone Area are noted as being liquefaction category LIC1(P) while the main portion of the Zone Area is listed as LIC1. Both of these categories are considered to have nil to low risk of liquefaction with the primary difference being the degree of certainty regarding the ground conditions and risk categorisation. The intermediate bench where it is anticipated that any residential development will be situated is located in the LIC1 area and this matches our own preliminary assessment. As such we do not consider that liquefaction hazard for the Zone Area requires further assessment.

As noted previously the Zone Area generally consists of moderate to moderately steep slopes with the gently sloping intermediate bench. Several minor ephemeral watercourses bisect the zone area and convey rain runoff from the upslope catchment to the flat lands below. In addition to the watercourses several areas of seepage and overland sheet flow also exist in the zone area. These features will require further assessment and control measures in areas to be developed at the time of future development to ensure that any possible issues are adequately addressed.

Several steep, near vertical rock exposures/escarpments are also located within the Zone Area, particularly adjacent to the upper eastern edge of the intermediate bench. While these appear to be generally stable if development is proposed directly adjacent to them these will require specific assessment to assess the risk of any potential localised instabilities and any necessary mitigation measures.

5.0 Conclusions & Recommendations

Based on our preliminary assessment as detailed above we do not consider there to be any major issues with regards to water source/supply, wastewater servicing and natural hazards that would preclude possible future Rural Lifestyle type development of the Zone Area.

Notwithstanding the above a number of relatively minor issues will need to be addressed as a part of the development process to ensure that any future development is undertaken in a manner suitable for the site. These issues are considered to be typical of development within the Wakatipu Basin and items that are anticipated to require further investigation, assessment and design at the time of future development of this area include:

- Treatment of existing watercourses and drainage paths including the upslope catchment;
- Presence of wet area/seepage and the possible need for subsurface drainage in some areas;
- Presence of shallow or exposed rock including the stability of existing near vertical escarpments if development is proposed in close proximity to these features;
- Subsurface ground conditions that may affect earthworks, foundations and identification of suitable on-site wastewater disposal locations within future allotments;
- Capacity of the existing bore.

6.0 Limitations

This report has been written for the particular brief to HCL and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

Should you have any questions please contact the undersigned in the first instance.

Yours faithfully,

Hadley Consultants Ltd



Nigel Lloyd

SENIOR CIVIL/ENVIRONMENTAL ENGINEER

Attachment A – QLDC Hazard Map



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand.

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