

**Landscape Assessment
of a proposed replacement dwelling at
492 Wanaka-Mt Aspiring Road

For Nature Preservation Trust**

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INTRODUCTION

Rough and Milne (R+M) were engaged by Nature Preservation Trustee Limited (NPTL) in November 2016 to provide advice on landscape planning matters relating to a proposed replacement dwelling at 492 Wanaka-Mt Aspiring Road, Wanaka. Following a preliminary assessment, and the initial resource consent application, R+M have continued to work closely with NPTL and their consultants, Sorted Architecture and Plot Landscapes, to further refine the architecture and landscape design of the proposal to ensure that aspects relating to landscape and visual effects are appropriately addressed.

The site is legally described as 492 Wanaka-Mount Aspiring Road, Wanaka (Lot 2 DP 395762) and is 7.6664 ha in area. The property is zoned Rural General and is located within a wider Outstanding Natural Landscape (ONL).

BACKGROUND

Rough and Milne prepared the initial Landscape and Visual Assessment (LVA) that was attached as Appendix I to the resource consent application (RM181171). After the lodgement of the application R+M responded to feedback from the Queenstown Lakes District Council's (Council) Landscape Architect, Ms Mellsop, that was contained in her peer review report (Mellsop Peer Review) and the proposal was amended accordingly. The amendments included extensive amendments to the architecture, including the removal of external metal louvres on the upper storey, redesign of the roof, introduction of timber-like cladding on the upper storey, amendments to cladding colour, addition of hanging plants on the southern and eastern sides of the roof. Amendments also included earthworks fill locations to avoid schist rock outcrops, the retention of existing beech trees along driveway, hydroseeding of exposed earth, additional planting and landscape staging to address short term construction effects.

The Queenstown Lakes District Council decided not to notify NPTL's application and granted consent in July 2019. Subsequently the consenting process underwent a Judicial Review. The High Court decision concluded that the Council made a mistake by "ignoring" the temporary adverse landscape effects, albeit from one viewpoint of the replacement house until the revegetation and proposed planting reduces those effects to a low level. The key issue from the Court's perspective was that the Council's landscape expert (Ms Mellsop) had concluded that those temporary effects would be moderate from a specific viewpoint until the planting established. The Court considered that the Council did not properly take this into account for the purposes of the notification decision. The Court ruled that the Council made a mistake with the notification decision and declared the application to be null and void.

The High Court decision that was issued on 10 July 2020 indicated to the applicant that reapplying for resource consent was the best way forward. This enabled a new application to address the temporary 'moderate' visual effects. In essence the temporary moderate effects of the previous application have been removed by further amendments to the earthworks, retaining structures, portal design, and the lowering of the maximum house height. In addition, the extended timeframe between the initial resource consent application and new resource consent application, has in the meantime allowed the revegetation undertaken on the site to date to become well established. The following LVA addresses the relevant landscape and visual matters, including the ongoing establishment of the existing onsite re-vegetation.

ASSESSMENT METHODOLOGY AND SCOPE

For the purposes of this assessment, the receiving environment is that which is potentially adversely affected by the proposal. Effects may extend beyond the receiving environment, but from a landscape point of view, these are judged to be less than minor largely due to the mitigating factor of distance

and therefore acceptable. The extent of the receiving environment is shown on Sheet 4, Wider Context Aerial in the A3 Graphic Attachment (GA) to this report.

Methodology

The following LVA was undertaken as a combination of desktop investigation, field work, with reference to a series of updated visual simulations and a review of technical reports prepared specifically for the proposed replacement dwelling. The LVA has been prepared according to current best practice, the recently adopted Aotearoa New Zealand Landscape Assessment Guidelines prepared by the New Zealand Institute of Landscape Architects (NZILA), 2021 and the UK Guidelines for Landscape and Visual Impact Assessment.

Scope

The following LVA is tailored to suit the nature of the project and its context including the framework of the governing legislation. For the purposes of this assessment, the Resource Management Act (RMA) is the principal Act under which the LVA has been prepared with reference to relevant matters in the Queenstown Lakes District Plan (QLDP). The assessment methodology involved addressing the following matters:

- Description of existing receiving environment and the site. The existing environment is described in terms of the current landscape's physical, perceptual and associated factors.
- Identification of existing landscape, natural character and visual amenity values. These are based on site observations, and a review of existing information including assessments and evidence provided for the initial application.
- Relevant statutory provisions. The statutory provisions relevant to landscape, natural character and visual matters are set out in the QLDP and form the framework for the assessment.
- Assessment of landscape effects including natural character.
- Assessment of effects on visual amenity. This report considers the result of the changes to prominent or important views, with reference to public accessibility.
- Conclusion.
- A3 Graphic Attachment. The report is accompanied by an A3 colour graphic attachment (GA), which provides maps, aerial photographs, plans and technical drawings to convey the proposal. It also includes photographs and viewpoints to show the receiving environment as well as visual simulations that provide an accurate illustration of the proposal. Refer GA, Sheets 1 – 45.

THE PROPOSAL

NPTL purchased the existing dwelling and property in 2016 and subsequently established the Weka Project followed by the more recent Sanctuary Project, which consists of the proposed replacement dwelling, accessory buildings and planting.

The proposal seeks to replace the existing 650m² dwelling with another dwelling and implement/storage shed. The replacement dwelling and shed will be located in the same vicinity and same north-east orientation as the existing dwelling facing Lake Wanaka. Refer Sorted Architectural Plans, GA, Sheets 9 – 18.

The design concept is a dwelling that relates to the elemental landscape components and emerges from the landform itself. The subterranean nature of the dwelling is a key aspect of the design. The design seeks to ensure the built form is compatible with the natural building blocks of the landform.

Without compromising the design concept, further amendments to the proposal have decreased the volume and area of earthworks. In keeping with the design rationale, the portal design has been amended to remove the GRC cladding and now proposes natural schist rock obtained from the site as cladding to the portals and excavated schist rock as informal retaining between the portals along the landform contour so it appears as a natural extension to the existing schist outcrops.

The existing dwelling is 650 m² (GFA) and is proposed to be replaced with an 1827.5 m² (GFA) new dwelling over three levels plus a 492.8 m² garage and shed. Most of the new dwelling will be subterranean with 66.18% of the structure buried beneath the existing ground surface. The balance of the dwelling will be at ground level and one storey above ground.

The subterranean / basement level will contain an entrance foyer, storeroom, lift, lounge, dining, kitchen, scullery, media room, laundry, bedrooms, bathrooms / WC, utility room, sauna, gym, BBQ, Terrace and six portal entrances which are orientated towards the lake.

The ground floor / Level 2 will contain a landing, office, closet, lift, studio, bathroom, void, office library, and green roof. The first floor / Level 3 will contain a landing, bathroom, closet, lift, hobbies, lounge, study, void, and deck.

The garage and shed will be located west of the dwelling and cut into the existing hillside / ridge. The hill slope will extend part way over the structure and planted with pasture grass. The balance half of the roof will be stone ballast.

A new entrance and driveway will be established from the same access point on the northern boundary of the site and will approach the dwelling along what will essentially be a gully / trench behind the subterranean portion of the dwelling along the northwest side. The driveway alignment enables the retention of an established cluster of beech trees.

An outdoor inground pool and spa pool is also proposed in the gully / trench between the driveway and dwelling. The pool area will be accessed from the subterranean level of the dwelling.

The built form of the proposal is summarised as:

BASEMENT / LEVEL 1 AT FFL 323.391 MASL

Dwelling	1084.00 m ²
Garage	82.20 m ²
Implement Shed	410.60 m ²
Total	1576.80 m ²

GROUND FLOOR / LEVEL 2 AT FFL 327.191 MASL

Dwelling	404.80 m ²
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FIRST FLOOR / LEVEL 3 AT FFL 330.471 MASL

Dwelling	338.70 m ²
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The dwelling will be 7.803 m in height above the existing ground level and well below the 8.0 height restriction. Although in total, the dwelling will be 10.7 m in height, the lower 3.8 m will be subterranean, below the existing ground level, which is approximately 327.191 masl.

The above ground portion of the proposed house will consist of a rectangular footprint measuring 13.5 m north-south x 44.2 m east-west. The main viewing windows will face east across Lake Wanaka.

These windows will be set back beneath a protruding eave to reduce any potential glare and in addition will be specified as specialised low reflective glass. The windows proposed along the south elevation second storey are narrower, surrounded with corten shrouds. These features also reduce potential light spill.

The closest part of the above ground portion of the proposed dwelling will be approximately 65.85 m from the eastern boundary of the site and the closest portal is approximately 50 m from the eastern boundary of the site.

Six cave-like portals will provide access to the subterranean / basement level of the house from the northeast. These will be located in the steep hillside 3.8 m below the proposed dwelling at ground level. Windows and doors to the portals will be set well back (2.5m) from the natural surface of the hillside. A planter will be constructed above each portal to allow vegetation to soften and screen built elements above and below. The portals will be clad with schist rock either salvaged from the demolition of the existing dwelling or excavated from the site. Additional rock boulders excavated from the site will be placed either side of the portals as informal retaining to blend with the existing schist rock outcrops.

The second and third levels of the dwelling will be clad in a mix of local schist stone veneer and Glass Reinforced Concrete (GRC) façade panels in a light tussock/burnt grass colour with a matt finish and low Light Reflectance Value (LRV). The GRC panels will be constructed to look like wooden boards with a 20-40mm deep random face pattern to achieve a camouflaging shadow limiting glare and or reflection. Other materials will consist of in-situ boarded concrete left raw, corten steel, cedar panels, and stone ballast.

Built in planters are proposed along the edge of the eastern eave of the roof and above the corten shrouds surrounding the windows. Tensioned wire mesh will be fixed over the GRC panels to provide a frame for the hanging / climbing plants which will sprawl downwards from the eave and window planters over the upper storey level. The climbing plants proposed include clematis, climbing rata, coprosma, creeping wire vine, creeping rosemary, star jasmine and NZ jasmine. Refer GA, Sheet 18.

Four Promax 30,000 L water tanks are proposed to be buried below ground up hill and southwest of the proposed dwelling. A farm track is proposed to branch off the main driveway to access the higher slopes of the site behind the replacement dwelling.

The earthworks have been substantially decreased as a result of further iterations to the design for additional visual improvements. The proposed earthworks will now comprise 18,800 m³ of cut and 18,800 m³ of fill totalling 37,600 m³, spread over an area of 17,000 m². The earthworks will be contained entirely within the site. The earthworks cut will be associated with the construction of the dwelling, with the majority of cut relating to the excavation for the basement level. The corresponding fill and any excavated schist rock will remain on site and be used to create two new terraces in the northern most corner of the site, form the proposed new farm access (4WD) track with the balance dispersed in an even layer with a depth of 1m to correspond to and follow the existing contour subtleties across the pastoral flats west of the schistose ridge on the site. The fill will be placed to avoid the exposed schist rock outcrops.

Earthworks and Construction Programme

Stage 1. The initial Stage 1 earthworks will involve excavation of the driveway, water tank foundations, garage / shed platform and minor recontouring of the schistose ridge. The earthworks in these areas will be completed within approximately three months from the issue of Resource Consent. The ridgeline / hillslopes north and south of the proposed dwelling and the fill area to the west will be

immediately hydroseeded with a local pasture grass seed mix and areas of native species planted, including beech trees planted that will eventually form the backdrop to the proposed dwelling.

Stage 2. Following Stage 1 earthworks, the basement level will be excavated, and excess fill will be spread over the west paddocks and hydroseeded with pasture grass. All excavated rock will be stockpiled for later use on site.

Stage 3. The basement construction including portals will commence once excavation is complete and will continue over the next 18 months. Once the construction of the portals are complete the east slope area (facing the lake) will be retained using onsite boulders and planted.

The earthworks will progress sequentially over stages 1 - 3 and diminish as each stage is completed so the full extent of earthworks will not occur at the same time. The staging of earthworks will allow areas outside the immediate dwelling construction site to be established as pasture immediately following the completion of final contours and the proposed planting to occur. The fill area will initially appear similar to or indistinguishable from a ploughed paddock and once pasture is established the fill area will appear no different to the surrounding pastoral landcover.

Stage 4. Construction of the above ground dwelling - Levels 2 and 3 will continue but the construction area will reduce and be restricted to the area immediately within the modified ledge landform. Final completion of the replacement dwelling is anticipated to be approximately two and a half years from issue of Resource Consent.

Plot Landscapes have designed the restoration and mitigation planting scheme for the site. The landscaping includes the retention of established beech trees west of the driveway, rock placement and retaining, native revegetation planting including advanced grade beech tree planting in selected areas immediately surrounding the dwelling. Refer GA, Sheets 20 – 26.

The landscape plans show the existing areas of revegetation planting (3767 m²) onsite that has been carried out to date over 2017 and 2019 and areas of proposed landscaping that will occur in stages corresponding to the earthworks and construction programme. Refer GA Sheet 22. Area E will be planted in 2021 around the dwelling and accessory building and east slopes facing Lake Wanaka pre-construction, Area F will be planted 3 months post Stage 1 earthworks completion and Area G post 18 months after construction and completion of the basement level and portals.

The NPT has also sponsored the local community organisation Te Kakano to extend their native planting project along the Waterfall Creek and Millennium / Glendhu Bay Tracks, adjacent the subject site boundary (as shown on Sheet 22).

LANDSCAPE DESCRIPTION OF THE RECEIVING ENVIRONMENT

The following section of this LVA will focus on describing the existing receiving environment and the site, being that which is potentially adversely affected by the proposal. Refer GA, Sheets 4 - 7. The assessment focuses on the receiving environment defined as the area between Waterfall Creek to Damper Bay Valley, which is part of the broader landscape character area that extends from the western end of Damper Bay Lakefront Recreation Reserve to Waterfall Creek / Rippon Vineyard based on geomorphological patterns and variations in landcover / land use. The receiving environment is a part of the ONL¹ that is more modified by rural living, exotic woodlots areas of vineyard, and pastoral farming between the mountain slope backdrop and Lake Wanaka.

¹ Refer Appendix 8b-Map 1 ODP and Map 18 Decisions Version PDP

Landform - Geology, Topography

At a broad scale, Lake Wanaka and its margins were carved by glaciers which retreated and advanced a number of times during the Palaeolithic Period. The landscape that exists today, including the receiving environment, is relatively devoid of forest cover. As a result, the landscape obviously expresses its geological history in the distinctive and highly legible glacial landforms including the roche mountonee² (Mt Iron and Mt Barker) in the Wanaka township and the drumlin known as Ruby Island, which lies approximately 1km off the southwestern shore of the lake.

The landforms surrounding Wanaka are dominated by the rugged schist mountains, which provide a contrasting enclosure to the major river valleys (Motatapu, Matukituki, and the Makarora rivers) and the expansive area of Lake Wanaka. In the vicinity of the site, the Harris Mountains (above 1100 masl) provide a backdrop to the lakeshore between Glendhu Bay and Waterfall Creek, in particular Roys Peak (1578 masl) and Mt Alpha (1630 masl), which are distinctive landmarks at the eastern extent of the Harris Mountains.

During the period of glaciation, an ice-scoured flat shelf was formed around the 300m contour, where the Wanaka - Mount Aspiring Road is located. Today the ice shelf is recognised as a local valley that lies between the slopes of Mt Alpha and Roys Peak and the lake edge. The shelf has a domesticated pastoral character and contains a series of hummocky schistose landforms that extend from Damper Bay along the lake edge to Ruby Island Road. It does not however contain any roche moutonnée. This pastoral character was acknowledged in the Environment Court Decision C73/2002 but the Waterfall Creek to Damper Bay valley was classified as part of the broad scale Mt Alpha ONL simply because it was too narrow to be a landscape in its own right³.

The series of hummocky schistose landforms that extend along the lake shore have been eroded by glacial action and also by the lake to create distinctive landforms and characteristic schist outcrops. The legibility and expressiveness of these landforms is enhanced by their generally open character, with either pasture or regenerating grey shrubland vegetation cover.

In addition, the distinctive landforms that protrude into the lake and offshore islands are notable features affording an intricate and interesting land – water interface. Of the four significant islands located in Lake Wanaka, only Ruby Island is part of the receiving environment.

Landcover

The landcover has been substantially modified over the years within the rural zones surrounding the site. Originally a beech dominant forest the landcover is now a mix of pasture, tussock grassland and grey scrub over the steep hillslopes with scattered patches of kanuka. The kanuka growing within the lakefront reserve between the lake and the covenanted land is of high ecological value because it is part of a sequence of vegetation that is representative of the original vegetation. Open areas between the kanuka support other indigenous plants such as matagouri, bracken, *Poa colensoi*, *Leucopogon fraserii*, *Rauolia* and creeping pohuehue (*Muehlenbeckia sp*).

² Rocky protrusions that survived being completely eroded by glaciers

³ C73/2002, paras 38 - 42

Several species of water bird use the lake margin and lakefront in the head of Roys Bay for roosting and feeding, including three nationally threatened species: southern crested grebe, black-billed gull and grey duck.

Landuse

Most of the receiving environment between Waterfall Creek and Glendhu Bay appears rural. Extensive areas of land encompassing the steep mountain slopes of Alpha Burn Station to the west of Wanaka Mount Aspiring Road and the hummocky hills and wetlands around Damper Bay are covenanted and managed as grazing.

The inland local valley (ice shelf) is pastoral farmland and extends along the majority of the Wanaka Mount Aspiring Road while incorporating other land uses, such as tourist accommodation lodges (Whare Kea Lodge and Chalets), private rural lifestyle properties, and wedding venues (The Olive Grove, Rippon vineyard and Winery) with views across the lake. The lake shore cannot be seen from the road due to the steep-sided shoreline slopes and terrain elevation of the rocky hummocks and hills.

The lake esplanade is protected under a series of adjoining reserves. The Damper Bay Reserve is a long narrow Lakeside Recreation reserve between Glendhu Bay and Waterfall Creek. Waterfall Creek is a distinctive fan created by the creek and is a popular beach and boat launch facility. The Waterfall Creek track traverses the lake edge from Wanaka township and extends to Glendhu Bay along the shared walking and cycling Glendhu Bay Track – also referred to as the Millennium Track, through the 33.18 ha reserve. The track between Waterfall Creek and the high point at Ironside Hill climbs up the slopes and around small headlands, providing spectacular views to Ruby Island, Beacon Point and Stevenson Peninsula. The hinterland of this area contains rural lifestyle properties with a number of houses visible along the track.

Extensive areas of vegetation restoration along the Millennium track is funded by and being undertaken by Te Kakano Aotearoa Trust. It provides an ecological corridor for the dispersal of plants and fauna and also plays a role in buffering the lake from adjacent land-uses.

THE SITE DESCRIPTION

The site is 7.6664 ha in area and currently characterised as a lifestyle property in a rural housing subdivision. The site is zoned Rural General and is located within the Outstanding Natural Landscape (ONL) classification under the ODP and Rural ONL under the PDP. Refer GA, Sheets 7 and 9.

The site is roughly a triangular wedge, with two straight boundaries to the east and north-west and a curved boundary to the south / south-west. The eastern boundary adjoins the Damper Bay Reserve and Millennium Track, which extends along the shoreline of Lake Wanaka. The north-western and south-western boundaries of the triangular shaped site adjoin private rural lifestyle properties.

The property is one of two accessed east of and from the Wanaka – Mt Aspiring Road via a willow tree lined driveway that traverses the pastoral valley flats and hilly topography before branching off to the existing dwelling. The site lies partly on the local valley (ice scoured shelf) between the toe of the steep, east facing slopes of Mt Alpha and Roys Peak and the glacially derived landforms including the schistose hummocks along the edge of the lake. Refer Sheet 6. Consequently, the property has varied topography, including rolling hills, flat areas and steep, rugged slopes with rocky outcrops.

A north-south trending schistose ridge bisects the site roughly into two halves. The relatively uniform ridge is not a prominent landform on the ground when viewed in the context of the surrounding

landscape, although it is noticeable at a site scale. The ridge landform displays protrusions of schist and is predominantly covered in exotic grass with a scattering of scrub species (mostly matagouri but also some planted native species).

The western half of the site contains rolling, relatively unmodified topography, a series of small hills and gullies cloaked in pasture grass and feature schist outcrops. Although predominantly pastoral in character, several exotic woodlots (Douglas fir, Poplar, and Larch) have been planted in irregular shaped patches over the hummocky landforms generally to the south-western side of the property. Clusters of established willow trees lie along the southern boundary.



Photograph 1. From ridgeline looking south / west across property with slopes of Mt Alpha in the background

Over the eastern half of the site (east of the north-south ridge), the topography flattens off to a relatively level, elongated ledge approximately 40 to 60 m in width and 230 m long. This ledge was most likely created for the building platform and domestic curtilage area of the existing dwelling when it was constructed in 1998. The ledge is defined by the relatively steep slope of the ridge rising to the west and steep scarp dropping away to east towards the lake shore. Panoramic views over Lake Wanaka are afforded from most locations on the ledge.



Photograph 2. From the north-south schistose ridgeline looking east to existing dwelling on the ledge.

Established clusters of mountain beech trees are located west of the driveway and contained within the driveway island. A gravel driveway leads to a garage and large 650 m², schist-clad dwelling surrounded by areas of manicured lawns and gardens, and exotic amenity tree planting located on the ledge with landscaped areas continuing as a series of sloping lawns to the north-eastern corner of the site.



Photograph 3. Existing dwelling – east elevation facing the lake

The sloping lawns are surrounded by mature amenity tree planting, including a grove of pin-oaks, willows, and other deciduous specimen trees with a cluster of Douglas fir in the north-eastern corner of the site. Refer Photograph 4, below.



Photograph 4. Sloping lawns extend to northeastern corner of the site.

The southern edge of the ledge extends as lawn with flowering cherry trees close to the southeast corner of the dwelling and an established copse of silver birch trees before the topography drops off steeply to Norman Creek, which lies parallel to and just outside the southern boundary of the site

The edge of the ledge descends steeply eastwards as a distinctive scarp face from 334 to 312 masl (22 m in height) over a distance of 50 m towards the site boundary and is characterised by schist outcrops with a mix of grey shrubland and exotic scrub landcover. This part of the site forms the immediate backdrop to the lake edge and appears more natural in character than the balance of the site, which is highly domesticated around the dwelling and includes large areas managed as pastoral farmland.



Photograph 5. Scarp face from Millennium Track showing existing planting

In June of 2017 and May 2019, NPT undertook planting of 4000 native shrubs and trees over the scarp slope as an extension to the Te Kakano ecological restoration scheme along the margins of Lake Wanaka. The initial planting established on the eastern slopes of the property includes irrigation, pest controls, and the construction of a rabbit proof fence along the eastern boundary in common with the

adjacent reserve. The initial planting has established to varying heights⁴ according to year planted and location as illustrated by the Existing Plant Heights, GA, Sheet x and set out below.

Area A – Autumn 2017

Shrubs between 800 – 1.2m

Kanuka @ 1.2m

Beech @ 2.5m

Other boundary planting

Hoheria @ 5.0m

Kanuka @ 5m

Beech @ 5m

Cordyline @ 5m

Area B – Autumn 2017

Olearia @ 1.3m

Pittosporum @ > 1.5m

Beech @ > 2.5m

Coprosma @ > 2m

Kanuka @ > 2m

Area C – May 2019

Kanuka shrubland @ 800mm– 1.2m

Tall tree mix @ 2.0m

Area D – May 2019

Pittosporum @ 1.0 – 1.4m

Kanuka @ 1.0 – 1.4m

Hebe @ 1.0 – 1.4m

Kowhai 800 – 1.0m

Coprosma @ 400 – 700mm

The existing planting has established well and demonstrates that the planting is appropriate and will achieve the anticipated and appropriate level of screening.

EXISTING LANDSCAPE AND VISUAL AMENITY VALUES

The existing landscape and visual amenity values form the baseline, along with the statutory provisions, for an assessment of effects. There are various different ways in which landscapes may be appreciated and thresholds for quality determined. The range of criteria that the Environment Court has reinforced for landscape practitioners when assessing landscapes was referred to as the Amended Pigeon Bay Criteria. Current practise reinforced by the recent Draft New Zealand Institute of Landscape Architects (NZILA) Guidelines presented in December 2020, has reordered the Amended Pigeon Bay Criteria into three broad categories of landscape attributes focussing on:

- *Biophysical Aspects*, which incorporate natural science elements, including geological, ecological and biological elements of the landscape. This part of the analysis involves more objective and quantifiable data;

⁴ Measured onsite 2nd February 2021

- *Sensory Aspects*, relating to experiential and aesthetic qualities such as naturalness, visual coherence, legibility as well as transient aspects. This part of the analysis will involve judgmental and subjective interpretations of a landscape or features from an aesthetic sense; and
- *Associative Aspects*, which include cultural (tangata whenua) and historic values as well as shared and recognised attributes.

Values of the Receiving Environment

Biophysical

At a broad scale, the uplift, glacial and fluvial processes of formation of the schistose Harris Mountains, in particular Mt Alpha and Roys Peak, and Lake Wanaka are readily evident. The glacial expressions encompass the schistose hummocky landforms along the eastern edge of the site to the lake edge and the Ruby Island drumlin. These glacial landforms are highly legible conveying the glacial origins of the area. Despite the varying landscape modifications (pastoral land use and built form), the legibility and scale of the surrounding lake and mountains provides the dominant character and quality of the receiving environment.

The natural vegetation and ongoing revegetation restoration enhances ecological values, particularly within the site and adjoining Damper Bay Lakeside Recreation Reserve.

Sensory / Perception

The landscape in the vicinity of the site has a very high legibility and a high visual coherence largely derived from the massive landforms, expansive lake body and natural open character. Very high aesthetic qualities are contributed by the broad scale of the surrounding landscape, the strong sense of enclosure, the dramatic contrast between the lake and mountains, the interplay between the land-sky and land-water margins, the presence of water and the associated transient qualities relating to vegetation, presence of snow, etc, that occur on a seasonal basis throughout each year. The high level of natural character, with natural patterns of regenerating indigenous vegetation on the lake edge and steeper slopes also afford a high visual coherence.

Overall, the experiential and aesthetic values are very high relating to the memorable landforms, the juxtaposition of these with the lake waters, and the overall scenic quality of available views.

Associative

Broadly speaking, there are very strong associative attributes derived from both tangata whenua and european history that remains evident in the landscape today. These are acknowledged by heritage designations, place names, legends, traditions, artefacts and relics and reflected in various art forms.

At a local level, the receiving environment is part of an Outstanding Natural Landscape (ONL). The Damper Bay Lakeside Recreation Reserve and the Millennium Track provide important and popular scenic and recreational opportunities, although there is no direct link between the track and the lake edge along the section adjacent the site, which is elevated by approximately 12 m above the lake edge by rock bluffs.

The Te Kakano Aotearoa Trust is funding restoration planting along the Millennium Track between Stoney Creek to Waterfall Creek. The purpose of this planting is two-fold. It aims to enhance the appeal of the track to walkers, but also the ecology of the area by creating a corridor linking other native habitats in the area.

Values of the Site

Biophysical Aspects

The values associated with the site mainly relate to being a small part of the broad scale glacially derived landform despite the onsite modifications, which are largely hidden from view. The schist rock outcrops remain evident and the biotic attributes are enhanced by the ecological restoration / revegetation that has been undertaken on the site since 2017.

Sensory / Perception Aspects

The site has high aesthetic appeal associated with the legible geomorphology of the site, (evident as the schistose ridge and natural rocky outcrops), extensive amenity tree planting (both native and exotic species), naturally occurring native scrub over the scarp face in combination with modifications to the ledge that include a large traditional, schist-clad homestead with associated outdoor living areas established gardens and large areas of lawn within a rural pastoral setting. From within the site, panoramic views of the lake, snow-capped mountains, Wanaka township, Ruby Island, and Mt Iron provide a highly scenic outlook in all directions.

The site is not particularly memorable, being indistinct from the adjoining properties (that also contain dwellings and accommodation etc) but nevertheless displays a visual coherence that is in context and part of the general scenic lakeside - mountain setting. The recent restoration planting has increased the natural character of the site, especially the scarp face that is visible from the Millennium Track and lake. The balance areas of the site are less natural being modified by farming practises (pastoral and forestry, tracks, fence lines etc) the existing dwelling and exotic amenity tree planting that contribute to a general perception of domestication.

Visibility of the site, or more particularly the existing dwelling from public places is limited in extent to the Millennium Track that traverses the eastern boundary of the site at a lower elevation, the lake surface, Ruby Island and distantly from the Roys Peak walkway. The steep scarp slopes of the eastern part of the site forms an immediate backdrop to the walkway and is a small, localised part of a much wider memorable landscape. Views overlooking the site and general setting are obtained at a distance of over 1.6 km from Roys Peak walkway, which attracts numerous walkers both local and visitors throughout the year.

Associative Aspects

There are no specific historic values associated with the site except as part of the original farm station. The existing dwelling was erected in 1998 and it is not considered to be a heritage building, nor are any trees on the site listed as heritage trees.

According to the QLDP, the site has no significance to tangata whenua, it is however a Statutory Acknowledgement Area and the Lake and immediate margin is listed as a Wahi Tupuna area under Stage 3 of the PDP. Historically, Lake Wanaka margins are known to be seasonal mahinga kai places, although there is no evidence that the site was specifically used as a camp site.

RELEVANT STATUTORY CONTEXT

Statutory documents provide important direction in relation to matters that need to be addressed when evaluating the landscape and visual effects of a proposal. Of most relevance to the proposal is Section 6 of the Resource Management Act, which identifies matters of national importance that shall 'be recognised and provided for', and Section 7, which identifies other matters that shall 'be given regard to' under the Act.

As required by the RMA 1991, the Queenstown Lakes District Plan (DP) identifies a number of Outstanding Natural Landscapes (ONLs) that require protection from inappropriate subdivision, use and development.

The subject site is within the Rural Zone classified as an ONL under both the ODP and PDP. Given the progress of the DP review the rules and standards in the PDP can now be treated as operative and accordingly the proposal does not trigger resource consent under the ODP.

PLANNING CONTEXT

Proposed District Plan (Decisions Version)

Under the Proposed District Plan the proposal requires the following consents (those in red are under appeal as indicated in the QLDC Proposed District Plan Annotated Appeals Version dated December 2020):

Chapter 21 - Rural

A Discretionary Activity Consent for the use of land or buildings for residential activity except as provided for in any other Rule pursuant to Rule 21.4.9.

A Discretionary Activity Consent for the construction of any building including the physical activity associated with buildings including, roading, access, lighting, landscaping and earthworks, not provided for by any other Rule pursuant to Rule 21.4.11.

A Restricted Discretionary Activity Consent whereby the ground floor area of the building exceeds 500m² in area pursuant to Standard 21.7.3.

Chapter 25 - Earthworks

While it is noted that the consent triggers listed above under Rule 21.4.11 includes earthworks associated with a building, for completeness the following Rules and Standards are also triggered:

A Restricted Discretionary Activity Consent pursuant to Rule 25.4.2 whereby the proposal exceeds maximum total volume of earthworks permitted in the Rural Zone (1,000 m³) as identified in Table 25.2, Standard 25.5.6. A total volume of 37,600 m³ of earthworks is proposed.

A Restricted Discretionary Activity Consent pursuant to Standards 25.5.11.1 & 25.5.11.2 whereby the earthworks will exceed 2,500 m² in area where the slope is 10 degrees or greater and 10,000 m² where the slope is less than 10 degrees. Earthworks are proposed over 17,000 m².

A Restricted Discretionary Activity Consent pursuant to Standard 25.5.16 whereby the maximum depth of cut will exceed 2.4m. The maximum cut is 7.6 m.

A Restricted Discretionary Activity Consent pursuant to Standard 25.5.17.2 where the cuts and batters for the '4wd tracks' will have cuts and batters that exceed 65 degrees.

Overall, as the more restrictive discretionary status applies to the proposal the development is considered to be a **Discretionary Activity** under the PDP.

All activities within an ONL classification must be assessed against the Assessment Matters set out in 21.21.1 of the PDP. However, the ODP Assessment Matters are still applicable because the PDP assessment matters are not yet resolved through the DP review process. Accordingly, the ODP assessment matters, are also discussed in relation to the proposal.

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

The landscape and visual effects assessment considers the changes in the appearance of the landscape including the temporary effects during construction and once the proposed development and planting mitigation is completed. These changes are assessed in relation to the degree of effects on landscape and visual amenity values.

To determine the potential landscape effects of the proposal, the visual effects are described and assessed from various public and private viewpoint locations. Landscape effects and visual effects are independent but related issues; landscape effects are changes in the landscape, on its character and quality, while visual effects relate to the appearance of these changes and the resulting effect on visual amenity⁵ and / or landscape values.

In this case, Nature Preservation Trust is proposing to replace an existing dwelling with a new dwelling in approximately the same location, so the change is not from **no dwelling to one dwelling** but more a matter of the degree of change between the existing and proposed dwelling and whether this adversely affects the existing landscape character and visual amenity.

Landscape Effects

Landscape effect is a consequence of change on landscape values. Change is not an effect, landscapes constantly change. The relevant question is whether such changes have a positive, neutral or adverse effect on landscape values⁶ noting that landscape effects are not always visible.

The existing landscape character and values are based on the description of the receiving environment and site above. As previously mentioned, the existing landscape character of the receiving environment includes the presence of dwellings and buildings albeit at a very low density on rural lifestyle properties. The site contains a dwelling and therefore it is considered that the site has the capacity to absorb a replacement dwelling in a similar location, without adverse effects on landscape character.

The most noticeable landscape effect arising from the proposed development is the alteration to the landform and changes to the vegetation. Glacially derived landforms are a valued component of the receiving environment. Noting this, the substantial extent of excavation required for the replacement dwelling has been reduced and is now restricted to the modified ledge and north-south schistose ridge above and behind the glacial hummocks that form the scarp face and edge to the reserve.

The majority of the proposed dwelling is located on the ledge and although the subterranean part of the proposed dwelling will extend beyond the footprint of the existing dwelling it will still be located within the ledge. The proposed dwelling will require a large amount of material to be excavated from the environs of the existing dwelling to construct the driveway, subterranean basement level and

⁵ ⁵ Guidelines for Landscape and Visual Impact Assessment, 2nd Edition, 2002, The Landscape Institute and the Institute of Environmental Management and Assessment, Spon Press, New York.

⁶ ⁶ New Zealand Institute of Landscape Architects, 2021_Te Tangi a te Manu – The Aotearoa Landscape Assessment Guidelines.

garage / implement shed. The earthworks will also consist of reshaping and marrying the portals into the immediately surrounding landform, cut into the back slope behind the dwelling for the garage/implement shed, store/mudroom and plant room and reshaping the contours to match the existing contours at either end. Refer GA, Sheet 19.

The earthworks and construction programme indicates that the initial Stage 1 earthworks will involve excavation of the driveway, garage / shed platform, water tank platforms, installation of the disposal field and recontouring to blend cut / fill areas with surrounding slopes to the west. These areas will be completed within 3 months and the ridgeline / hillslopes immediately sown or hydroseeded with pasture grass and native species, including advanced grade beech trees that will eventually form the backdrop to the proposed dwelling.

Following Stage 1 earthworks, the basement will be excavated, excess fill will be spread over the west paddocks and any excavated rock stockpiled for later use on site. The basement construction including portals will commence once excavation is complete and will continue over the next 18 months. Once the portals are complete the east slope area (facing the lake) will be retained using onsite boulders and planted. It is intended that the portals appear as part of and / or a continuation of a schist outcrop that occurs along the contour of the landform. Construction of Level 2 and 3 will continue as Stage 4 but the construction area will reduce and will be contained to the modified ledge landform. The full extent of earthworks will therefore not be undertaken at any one time but will occur progressively in a sequence and diminish in volume and extent as each stage is completed.

The majority of excess cut material will be distributed at a relatively even depth of 1 m on site over an area of undulating pasture behind and west of the internal ridge, except in localised dips where fill is up to a maximum of 2.5 m. This area is not visible from any public places except Roys Peak track where is overlooked at a distance of approximately 2 km. Although the surface area of fill will initially appear to be quite large, it will temporarily appear similar to a ploughed field prior to establishment of pasture and therefore typical of a rural landscape character. Once pasture is re-established, the earthworks fill area will be indistinguishable from the surrounds.

The final landform will respond to and / or mimic the existing underlying topography and feature schist outcrops will remain exposed. Furthermore, the earthworks have been designed to avoid the removal of much of the existing tree and shrub vegetation including the woodlots and copse of silver birch at the south end of the ledge. The established beech trees within the driveway island and alongside the existing driveway will be retained, most of the northern boundary trees, the vegetation along the eastern scarp face and the trees along the south and southwestern boundary will also be retained.

Overall, although the earthworks will be substantial in quantity it will not adversely affect the character of the landform to any more than a **very low** degree. Once pasture is established, to all intents and purposes the site will remain a modified rural pastoral landscape with an obvious glacial expression in places.

As mentioned above, also of relevance is the amount of revegetation that is proposed within the site across the hummocky scarp backdrop to the reserve and lakeside landscape setting. Prior to July 2017, there was scattering of shrub vegetation present amongst a predominant cover of exotic pasture grass and weed species. The shrubs included a mix of native species (mainly kanuka, matagouri, coprosma, cabbage trees, pittosporums, and broadleaf) and naturalised exotic weed species (including briar, broom and lupin).

Since July 2017, the site has been cleared of weed species and an area on the eastern slopes planted with approximately 2000 native trees and shrubs by NPTL including irrigation, pest controls and the

construction of a rabbit proof fence along the boundary. A further 2000 native trees and shrubs were planted onsite in May 2019. This means that the site slopes between the proposed dwelling and the lake edge reserve currently (as of January 2021) contain planting that is between two – three and a half years old. Pending resource consent approval, the construction will likely be completed in 2023 at which time the site vegetation will be at least four - five years old and correspondingly increased in height.

The strip of public land that exists between the track and the eastern boundary of the site has also been planted with native plants by the local community nursery organisation, Te Kakano. Te Kakano planting within the reserve was sponsored by NPTL and is using water from the site for irrigation until plants are established. Overtime, the revegetation planting both onsite and beside the Millennium Track will form a continuous cover of native trees and shrubs and will contribute a very high level of naturalness.

The revegetation comprises a mix of kanuka dominated shrubland, mountain beech dominated tree planting and broadleaf mix. As outlined above approximately 4000 plants have been planted within the site with the balance to occur in stages. Area E will be planted in spring 2021, Area F post earthworks at three months after granting of the Resource Consent, and Area G as soon as the basement level and portals of the proposed dwelling and earthworks are completed and **before** the ground floor and first storey of the dwelling are constructed. Refer GA, Sheets 20-23.

Sheets 29– 44 contain the Visual Simulations showing vegetation two years post construction⁷. The planting essentially forms an extension to the restoration planting undertaken by Te Kakano Trust in the adjacent Damper Bay Lakeside Recreation Reserve. The existing (and proposed) planting enhances the natural character and ecological values of the receiving environment and is seen as a **positive landscape effect** of the proposal.

For the above reasons, the proposed replacement dwelling is considered to complement the scale, landform and patterns of the landscape and will overtime improve the existing landscape quality through the extensive revegetation programme. Therefore, overall adverse landscape effects are considered to be **very low**.

Visual Effects Assessment

The potential effects on visual amenity as a component of landscape values can be broadly determined by assessing the visual effects of the proposed development using a representative viewpoint analysis. The potential visibility of the proposed replacement dwelling is limited in extent to sections of the public Millennium Track (when walking or cycling in a northerly direction towards Glendhu Bay) that traverses close to the eastern boundary of the site, the lake surface, Ruby Island and distantly from the Roys Peak / Mt Alpha track. There are no views from public roads or private dwellings in the vicinity.

Notwithstanding this, the tracks, Ruby Island and the lake are popular and attract numerous people, both local and visitors throughout the year engaged in various recreational activities. Viewpoints have been chosen along the track to reflect the worst case scenario, i.e., where the proposed dwelling will be most visible. Viewpoints from Ruby Island have been chosen from places people tend to

⁷ NB the Visual Simulations show vegetation at a five year height that does not take into account the actual height mosaic that will occur with planting established over a period of year - 2017, 2019, 2021 and on completion of the dwelling.

congregate and look towards the site. Similarly, viewpoints from the lake surface have been chosen only from where there is a direct line of sight to the proposed dwelling, bearing in mind that over most of the lake surface the proposal will be very difficult, if not impossible to see, especially at distances over 1 km away and / or screened by the topography. The assessment also takes into account that visibility of the proposed dwelling will not necessarily equate to adverse visual effects on amenity, especially where the existing dwelling is already visible.

The significance of the visual effects will be influenced by the degree of change in the view (between the existing dwelling and the proposed dwelling), the distance between the viewpoint and the proposed development, the size / scale, nature of the proposed development, the duration of construction, the context of the existing landscape, the visual sensitivity of the viewer and the size of the viewing audience. Weather conditions, and elevation also play a role.

People generally have differing responses on changes to views and visual amenity depending on the context (location, time of day, season, degree of exposure to views) and the reason for being in a particular place⁸. The nature of the viewers combined with the distance from the site and scale of the proposal affects visual sensitivity, i.e., at some distances an informed observer looking for the site or a viewer who is very familiar with the site will be able to see it but a casual observer will be less likely to see it given the scale of the site within the view. In other words, a casual passing visitor is likely to be less sensitive to change than an observer who is more familiar with the view.

Viewers are also likely to experience effects arising from the proposed development differently, depending on their sensitivity to change or seeing built structures in natural settings and the activity they may be engaged in. This will also depend on the context being whether or not there is a presence or lack of structures, the existing level of naturalness, and individual values attached to particular scenic views that may be highly memorable, are a rare occurrence and / or visually coherent. A viewer engaged in cycling or walking is likely to be focussed on the track and scenic features that draw their attention will be at a broad scale, such as the mountain peaks, lake shore interface, Wanaka township or the general scenic outlook across the lake. Viewers engaged in an activity will be less focussed on the detail of or unaware of the proposed development as a replacement of an existing dwelling that is somewhat removed from reserve⁹ and in the context of other dwellings similarly located above the reserve along the lake shore.

Those familiar with the area will be more likely to notice the change between the pre and post development activity and during construction particularly when earthworks are being undertaken and visually contrast with the surrounding landcover. However, construction effects are generally subconsciously acknowledged as temporary and, in that sense, acceptable to viewers. This is evident in relation to the construction on the adjacent property south of the site. Nevertheless, there will be a period of construction where earthworks in particular may draw viewer's attention noting that visibility of construction does not automatically translate to adverse effects on amenity or landscape values. It is evident that without intervention plant cover will establish over bare earth as demonstrated on the property south of the site. However, the proposal intends immediate hydroseeding, planting and irrigation for a rapid establishment of vegetation over exposed earth. In this instance the viewers who are familiar with the track and outlook will likely be aware of the existing dwelling and cognizant that the proposal comprises a replacement dwelling.

⁸United Kingdom Landscape Institute and Institute of Environmental Management and Assessment. 2002. *Guidelines for Landscape and Visual Assessment*. Third edition. Spon Press.

⁹ Removed in the sense that a viewer has to look above the normal cone of vision (55 degrees vertical) at a specific point in the landscape that is not within the general scenic outlook experienced from the track

The following is an expert assessment that is concerned with how individuals or groups of people may be specifically affected by changes in the content and character of views, or loss of existing elements and / or introduction of new elements by the proposed development in the receiving environment, importantly without any particular emotional attachment to the locality or proposal.

The extent of visibility of the existing house was used as a reference in determining the most relevant viewpoints from which to assess visual effects and importantly provides a visual baseline.

Fifteen specific viewpoints represent those locations where there is potentially the greatest degree of visual effect. Refer GA, Sheet 27, which shows the Viewpoint Location Aerial. In other words, the proposal may be visible from other locations within the represented area, but the visual effects are expected to be the same as or more than likely less than the visual effects described from the representative viewpoint locations.

Visual Simulations (VS) have been prepared from the most pertinent viewpoints to illustrate the most visible effects and provide a comparison between the view of the existing dwelling and the proposed dwelling, taking into account the growth rate of the existing onsite vegetation. The VSs are based on photo-panoramas taken from various public viewpoints on 7th October 2020 at a height of 1.55m above existing ground level. The VSs show existing planting on site with an additional five year growth (equivalent to 2025) based on the average established plant height as at Oct 2020¹⁰. Refer GA, Sheets 22 – 23.

The exceptions to an average plant height increase are in regard to the advanced grade beech trees, which are shown at 10 years estimated growth due to their 3 – 3.5 m height at planting and the existing established Douglas Fir and willow trees along the site boundary in Viewpoint 7. These have been digitally advanced to represent two and a half years estimated growth rate. All other existing vegetation off site (i.e., including Te Kakano native revegetation planting) remains the same height as in October 2020, noting that over the construction time frame these will also grow and afford further screening.

The proposed planting areas are shown at an average height based on time of planting and supply size at planting that will have occurred by 2025. The relative height and / or maturity of various planting will in reality vary due to staging and interplanting into areas of existing native vegetation. Essentially, assuming that Resource Consent will be issued in September 2021 and a construction time frame of two and a half years, the VSs illustrate the replacement dwelling and setting two years post construction.

The magnitude/degree of effects on visual amenity is described for each representative viewpoint and with reference to the VS where relevant using a seven point scale outlined in Appendix A to this report. It is important to remember that a level of visibility of the existing dwelling is already accepted in this location and forms the baseline for the assessment of visual effects on amenity. The assessment therefore evaluates the level of adverse effects that the proposed replacement dwelling has over and above the existing dwelling that is consented and accepted as part of the receiving environment.

Viewpoint 1. Waterfall Creek Carpark and Boat Ramp looking north at a distance of 1.04 km from the site.

¹⁰ Estimated plant heights obtained from published information by Southern Woods Nursery, Canterbury

Viewpoint 2. Waterfall Creek Beach looking north at a distance of 956 m from the site

Refer GA, Sheet 28. The Millennium Track is a public walking track that traverses the lake edge from Waterfall Creek to Glendhu Bay through recreation reserve land. It is a popular shared track used by locals and visitors at all times of the year.

From these viewpoint locations, the photo panorama shows a portion (124° horizontal x 55° vertical) of the 360 degree panorama of Lake Wanaka and mountains wrapping around to the north, east and south. The view focus from these viewpoints is on the lake edges, both near and distant and the complex mountainous skyline with a backdrop of often snow-capped mountains surrounding the lake. The rugged east facing slope of the site exists in the mid-foreground of the wider panoramic scene, where the iceshelf topography and steep scarp face to the lake edge is apparent opposite Ruby Island.

The scene has very high natural character despite the apparent modifications, including some exposed earthworks immediately above the scarp face denoting the construction of a new dwelling on the George property accessed from Wanaka-Mt Aspiring Road, the presence of water tanks, exotic vegetation, farm tracks and the pest control sleeves around the new planting above the Millennium Track and within the site. Broad clusters of exotic amenity trees and conifers are further signs of habitation and domesticity within the general view. The Millennium track is intermittently visible where vegetation and topography allows. The key focus of the view is toward the lake, land – water interface and mountain landforms from which a very high visual amenity is derived. The southeast elevation of the existing dwelling is partly visible and partly screened by vegetation. The recessive materials and colour of the cladding renders the existing dwelling difficult to see unless a viewer is actively searching for it. The existing dwelling is currently identified by a flagpole and red flag immediately north of the dwelling.

Visibility of the Proposal

The proposed dwelling will comprise a very small component of the overall scene from this viewpoint and will not be a focus of the view. At a distance of approximately 1 km, once constructed and final areas of planting has been undertaken the built structure will be difficult to see due to the recessive design, cladding colour and materials. Post earthworks the north-south ridgeline will be hydroseeded and planted. The basement level of the proposed dwelling including the portals will be built first and once completed rock placement and landscape planting between the portals (refer Sheet x, Detailed Planting Plan – Portals) will be undertaken while the ground floor and upper level of the dwelling is being constructed.

From this viewpoint angle two and part of the third cave-like portals to the underground part of the dwelling will be temporarily visible, although the portals will be constructed using schist rock from the site and surrounded by contoured earthworks and schist boulders to mimic the natural rock outcrops on site. On completion of the basement level the portals will be surrounded by vegetation, including vegetation hanging from the planter above and large grade specimen beech trees between the portals so the portals will not be immediately recognisable as part of the built structure of the dwelling.

The southeast elevation of the ground floor and upper level of the proposed dwelling will initially be visible in approximately the same location as the existing dwelling. The southeast elevation is partly screened by the existing established grove of cabbage trees and copse of silver birch trees but additional native vegetation annotated as Area E is planned to be planted in 2021 (refer GA, Sheet 22) and will fully screen the south-eastern length of the dwelling once it establishes to a height of between 2.665 and 6.913 m. The specimen beech trees will afford some immediate screening and once the mass planting of native vegetation has established the proposed dwelling will be more or less visible to the same degree as the existing dwelling.

Effects on landscape character and visual amenity

Distance is the main mitigating factor from viewpoints 1 and 2 but even so it is considered that potential adverse visual effects on amenity from the Millennium Track will be **low** given the comparative scale and high amenity of the receiving environment, which is derived from the scenic setting and in the context of other dwellings located at intervals along the top of the scarp. While some viewers may find a distant view of a modern dwelling is out of place, it will be seen in the context of other similar dwellings being constructed and viewed from the Millennium Track. Furthermore, the difference between the view of the proposed dwelling in comparison to the existing dwelling is likely to be related to personal aesthetics rather than an overall adverse effect on the amenity and experiential aspect of the track.

In the short term during construction visual effects on amenity from viewpoints 1 and 2 will be **low**. Post construction taking into account the revegetation growth and proposed mitigation planting it is considered that visual effects on amenity from viewpoints 1 and 2 on the Millennium Track will be **very low – negligible**.

Viewpoint 3. Millennium Track nearby Waterfall Creek Seat looking north towards the site at a distance of 754 m from the site

Refer Visual Simulation from Viewpoint 3

Viewpoint 4. Millennium Track looking north towards the site at a distance of 638 m from the site

Viewpoint 5. Millennium Track looking north towards the site at a distance of 500 m from the site

Viewpoint 6. Millennium Track looking north towards the site at a distance of 162 m from the site

Refer GA, Sheets 29 – 33. Viewpoints 3 – 6 were chosen as representative of glimpses of the proposed dwelling when travelling in a northerly direction along the popular shared walking / cycling track, noting that views are intermittent and generally obtained while viewers are moving and engaged in a particular activity rather than focussed on one minor aspect within the view panorama.

Viewpoint 3 is however located in the vicinity of the Waterfall Creek where viewers might stop and survey the scene and for this reason a Visual Simulation (VS) has been prepared from this viewpoint, noting that the seat directs viewers to Ruby Island, Wanaka township and Mt Iron rather than towards the site. The view panorama from the track at Viewpoint 3 does encompass a view of the existing - proposed dwelling however, it is not directly in line with the track but to the east. Although not relied on for visual mitigation it is observed that the existing trackside vegetation will continue to grow over the interim consent and construction phase to further reduce any potential visual effects.

The view panorama from the Millennium Track is extensive comprising the nearby enclosing mountains of Mt Alpha and Roys Peak to the west, and the Buchanan and Minaret Peaks behind Mou Tapu Island, Mt Burke to the northeast framing Lake Wanaka with Mt Iron as a distinctive landform backdrop to the Wanaka township. The Southern Alps comprise the distant backdrop to the north and the Pisa Range and Dunstan Mountains to the south.

The view is complex and memorable although the aspect and view focus changes constantly with the undulating topography and track alignment. A viewer's eyes will typically follow the main 'lines' in the landscape being the skyline, overlapping landform skylines, and landform – shoreline interface to the north and northeast. Although a number of buildings, including residential dwellings, are visible from the Millennium Track they are generally not visually prominent, east - southeast of the track and generally well absorbed by the pattern of vegetation and topography in the fore – midground view. Currently the view panorama also includes some earthworks along the top of the scarp face where

the construction of a dwelling is being undertaken on the George property. Recent planting is clearly identified by the clusters of green sleeves as pest protection around individual native plants across the scarp face and immediate backdrop to the Millennium Track to the west.

The existing dwelling roofline and upper storey is partly visible in Viewpoint 3, nestled on a terrace where the landform appears to step down. Views are at a distance of 754 m and the existing dwelling is difficult to see because of the part screening by existing vegetation, backdrop of vegetation and landform, the scattered texture of the surrounding vegetation, the recessive colour and size of the dwelling relative to the broad scale panorama. Refer GA, Sheet 29 - 31. Thereafter from viewpoints 4, 5 and 6 when approaching the site, the existing dwelling becomes increasingly less visible due to the topography and angle of view.

Visibility of the Proposal

The proposed dwelling will appear longer than the existing dwelling from Viewpoint 3 because it will be possible to see part of the southern elevation, which is 44.2 m compared to the 27.2 m of the existing dwelling. Part of the east elevation plus two and a half portals will also be partly discernible. However, the full extent of the dwelling will be partly screened by the vegetation growing down the facade of the upper story, the existing vegetation including a group of cabbage trees at over 5.0 m in height, Area E, which is proposed to be planted in spring 2021 and the advanced grade beech trees that will be planted between the portals. In Viewpoints 4, 5 and 6 the proposed dwelling will become increasingly less visible due to the angle of view and intervening topography. Cross Sections 2 and 3 (refer GA, Sheets 25 - 26) also demonstrate that the angle of view and revegetation that will contribute to mitigating visual effects from the Millennium Track in general.

The above ground portion of the proposed dwelling will be obviously modern in design with a horizontal form rather than multiple roof pitches and a stepped façade typical of the traditional design of the existing dwelling. Both design approaches suit the context for different reasons. The traditional dwelling responds to environmental context with the ability to shed rain and snow, whereas the modern dwelling responds to and is consistent with the scale and elemental nature of the receiving environment. Both dwellings are recessive in colour and utilise local and natural materials (stone, timber) that provide a visual coherency with the receiving environment.

The existing revegetation and proposed mitigation planting will provide screening in the short term¹¹. As of 2021 the existing revegetation planting (planted in Autumn 2017) had reached an average of 2 m in height (refer GA, Sheet 22, Planting Areas A and C) and will increase by 4-600 mm per year thereafter. Immediately post construction this will equate to vegetation at 3 – 3.5 m in height notwithstanding the planting of the advanced grade beech trees.

The southeast elevation is partly screened by the existing established vegetation but additional native vegetation proposed as Area E will be planted in Spring 2021 and will fully screen the south-eastern length of the dwelling once it establishes to a height of between 2.665 and 6.913 m. Area E will be planted at a minimum height of 450 mm and at a growth rate of 4-600 mm per year screening will occur at Year 5 and thereafter but likely sooner with inclusion of advanced grade beech trees. Strategic placement of native trees (including the advanced grade specimen beech trees that are proposed between the portals) and shrubs will screen the portals and east façade of the dwelling from this viewpoint and will also soften the built form into the landscape. Refer GA, Sheet 21. The existing vegetation will provide effective screening immediately post construction, noting that the proposed

¹¹ Short term has been defined by the Environment Court as 5 – 7 years

dwelling does not need to be completely invisible but visible to a similar degree as the existing dwelling.

Effects on landscape character and visual amenity

The construction of the replacement dwelling (including earthworks and demolition) will have a **moderate - low** temporary adverse effect on visual amenity, due to the proximity to the track noting that earthworks have recently been undertaken on the nearby property on Wanaka – Mt Aspiring Road. The difference in effect lies with the degree of prominence in the view and portion of the view panorama that the proposal will occupy, albeit over a short time frame. As noted above the earthworks and mitigation planting will be staged. The underground structure and earthworks will take up approximately 18 months and include mitigation planting. The balance of the two storey dwelling will take a further year to complete. During the construction time period (approximately 2 1/2 years) the existing vegetation will continue to establish and afford further screening by at least an additional 1.0 – 1.5 m in height so post construction the replacement dwelling be surrounded by native vegetation. Sheet 31, shows the VS from Viewpoint 3 after 5 years of plant growth, being October 2025 with completion of the dwelling likely October 2023 if consent were granted in June 2021.

Overtime, the visible portion of the proposed dwelling will be further screened by native vegetation. However, it is considered that the partial visibility of the proposed dwelling (that replaces an existing dwelling) will not unduly affect amenity, which is predominantly derived from the broader outlook to the large scale landforms, mountain peaks and shoreline and expansive lake surface and the evident naturalness of the scene.

As a replacement dwelling there will be no appreciable effects on rural or natural character, however, as the existing native restoration and mitigation planting matures, natural character and visual amenity values will be enhanced. In the short term, during construction, adverse effects on visual amenity will be **moderate - low**. Immediately post construction adverse effects on visual amenity will be **low**, and will decrease further over time, while effects on natural character will be increasingly positive.

Viewpoint 7a. Millennium Track lookout looking south to Wanaka at a distance of 157 m from the site

Viewpoint 7b. Millennium Track lookout looking southwest towards the site at a distance of 157 m from the site

Refer Visual Simulation from Viewpoint 7b.

Refer GA, Sheets 34 – 36. A look out point exists on an elevated knoll on the lake side of the Millennium Track, 157 m from the north-eastern corner of the site. This viewpoint was chosen because it affords the closest view of the proposed dwelling and therefore a Visual Simulation was also prepared from this viewpoint. Cross Section 1 (refer GA, Sheet 24) is also a helpful aid to understand the relative heights and the mitigation the existing vegetation will provide overtime.

Viewpoint 7 is surrounded by scattered native scrub (mainly bracken and matagouri), sweet briar and planted groups of native shrubs and trees including totara, cabbage trees, *Pittosporum* and *Coprosma* species. These plants currently vary in height between 1 m up to 1.4 m in height. Overtime, this planting will enhance the naturalness of the lookout setting, albeit affording a sense of enclosure to the southwest of the seat and providing further screening to the existing and proposed dwelling.

From Viewpoint 7, it is possible to enjoy an expansive view of the lake, Wanaka township and mountains. The lookout seat is orientated towards the south-east overlooking Lake Wanaka, Ruby Island and the urban areas of Wanaka on the southern and eastern sides of Roy's Bay, Sticky Forest,

Mt Iron and the distant Criffel Range and Dunstan mountains. Refer GA, Sheet 33, Viewpoint 7 context, which illustrates the main view focus. From this viewpoint, the lake's western shoreline appears characterised by rural lifestyle properties including the Rippon Winery and various large built structures set amidst clusters of exotic trees interspersed with pasture. The backdrop is rural high country farmland on the steep slopes of the Mt Alpha range and Roys Peak. Although partly obscured by vegetation and undulating topography, small sections of the Millennium Track along the lake edge are visible below the scarp terrace face.

The site and the existing dwelling lies southwest of the main viewshaft from the lookout seat. This means that a viewer must turn away from the main view focus towards the site and steep slopes that rise to Mt Alpha and Roy's Peak. This view is illustrated by Viewpoint 7 (refer GA, Sheet 34). The existing dwelling is elevated behind a foreground of mature trees (mainly Douglas Fir) with a backdrop comprising the steep slopes of Mt Alpha and Roys Peak. The existing dwelling is clearly a substantial two storey house with a number of gables, balconies and windows on the north and east elevations facing towards the lake. Most of the ground floor and part of the roof line is obscured by the existing trees onsite consisting of Douglas Fir, willow and other exotic trees located at the north-eastern corner of the site.

Visual amenity values in this location are high, derived from the expansive views of the surrounding natural landscape with long views across the lake to Ruby Island and to the rugged mountains that surround the Upper Clutha Basin. Natural character dominates the wide, panoramic view despite distant views to the urban areas of Wanaka township and the closer rural lifestyle character including built structures, cultivated farmland (including vineyards), deciduous amenity trees and pine woodlots visible within the rural landscape along the western shoreline of Lake Wanaka.

Visibility of the Proposal

Refer GA, Visual Simulation (VS), Sheets 34-36. There will be no views of the proposed dwelling from Viewpoint 7 while it is under construction except for the period of time the upper floor / third level is being constructed. The proposed dwelling will be visible more or less in the same location although only the corner of the east elevation upper floor and part of the north elevation upper floor and roof line will be seen. Overall, the proposed dwelling will form a very small component of the wider view.

Effects on landscape character and visual amenity

As mentioned above the existing dwelling and the proposed dwelling do not and will not form part of the main view focus or maybe briefly glimpsed by viewers returning to the main track or when looking south towards Roys Peak. For viewers looking south, only the east and north elevations of the third level of the proposed dwelling will be partly seen during construction, behind the cluster of Douglas Fir trees and willow tree on site. The VS shows the willow and Douglas Fir trees with an additional five years growth (in October 2025).

Although the architectural style of the proposed dwelling will differ from the traditional architectural style of the existing dwelling only a glimpse of the upper / third level of the replacement dwelling will be possible from this viewpoint. The colour and materials of the proposed dwelling will be recessive and will include natural materials that are used on the existing dwelling. This indicates that to all intents and purposes there will be **low** temporary effects during construction. Two years post construction the Douglas Fir trees will afford almost complete screening and therefore there will be **no discernible adverse effects on visual amenity** nor on the existing character of the landscape in general.

Notwithstanding the similar visibility of the proposed dwelling, the proposed planting includes strategically placed native beech trees, planted in the north-eastern corner of the subject site to

eventually replace the existing Douglas Fir trees, and these will eventually mature to a height that will also screen views of the dwelling.

While not relied on for the purpose of visual mitigation, it is noted that as the recent Te Kakano planting matures, it will afford screening of the proposed dwelling from the lookout viewpoint once it reaches 2 m in height.

Viewpoint 8. Ruby Island jetty looking west towards the site at a distance of 1.34 km from the site

Viewpoint 9. Ruby Island picnic area looking west towards the site at a distance of 1.32 km from the site

Refer Visual Simulation

Viewpoint 10. Ruby Island lookout looking west towards the site at a distance of 1.19 km from the site

Refer GA, Sheets 37 – 41. Viewpoints 8, 9 and 10 were chosen because Ruby Island is a feature in the immediate vicinity and a popular boating and picnic destination on the lake with the main view outlook towards the site. For this reason, a VS was also prepared from Viewpoint 9 and used as a guide to assess the visual effects from the Ruby Island viewpoints.

The view encompasses the lake surface with open rural slopes of Mt Alpha and Roys Peak, the glacial shelf, lake shore in the distance and very distant snow-capped mountains. Waterfall Creek fan, gravel beach and small sections of the Millennium Track is visible along the shoreline opposite the island. The glacial shelf is obviously different in character to the steep mountain slopes, being an undulating and hummocky landscape predominantly domesticated by rural lifestyle properties, including buildings and clusters of exotic trees. The steep mountain slope backdrop comprises schist outcrops, open tussock grassland and scattered scrub, isolated trees with some top-dressed slopes and rugged peaks along a complex skyline. The Roys Peak track is visible as a zig zag access across the mid to upper slopes.

The existing dwelling is one of five dwellings plus a dwelling (on the George property to the south) that is currently (as of January 2021) under construction and where earthworks are discernible spreading along the glacial shelf opposite the jetty, picnic area and lookout, albeit at a distance of over 1 km. The orientation affords a view of the south and east elevations of the existing dwelling and the revegetation planting on the slopes below. Clusters of exotic trees and exposed earthworks indicate the presence of other dwellings within the landscape. Despite the presence of the built forms and exotic vegetation the view outlook has high visual amenity.

Visibility of the Proposal

The ground level and upper level of the proposed dwelling will be visible in addition to two portals and three partial views of the remaining portals below the proposed dwelling, although these will be difficult to differentiate from the surrounding mosaic of rock outcrops and scattered vegetation on the site. The contemporary architectural style of the above ground portion of the proposed dwelling will appear horizontal and dark in colour, rather than differentiated by gables and steps in the façade of the existing dwelling. However, the eastern façade of the proposed dwelling will not be as wide as 13.5 m compared to the 33.7 m long eastern façade of the existing dwelling from this view angle and its horizontal form will blend into the dark conifer trees that form the immediate backdrop.

The existing vegetation including the planting between the portals and advanced grade beech trees will afford a degree of immediate mitigation post construction resulting in visual effects that are similar to that currently obtained in views of the existing dwelling.

Effects on landscape character and visual amenity

To all intents and purposes the proposed dwelling will replace an existing dwelling and will remain a very small component of the wider view. At this view distance the human scale is dominated by the massive geological scale of the receiving landscape.

Visual effects will depend on the activity a viewer is engaged in, and from the Ruby Island viewpoints this includes walking, boating, fishing, swimming, barbequing or generally socialising. These activities inevitably distract a viewer from noticing distant details. The earthworks and construction on the adjoining George property is visible spread along the glacial shelf. In comparison, from the same viewpoint the proposed earthworks and construction effects relating to the proposed dwelling will be confined to the vicinity of the existing dwelling.

Although the proposed dwelling will be slightly more visible during construction it will be temporary and adverse effects on visual amenity will be **low** due to distance, the extent of view occupied by the proposal and the context. Post construction based on the visibility of the existing dwelling and viewer distance the proposed dwelling will be reasonably difficult to see and adverse effects on visual amenity will reduce to **very low**.

Viewpoint 11. Lake Wanaka looking west towards the site at a distance of 326.7 m from the site

Viewpoint 12. Lake Wanaka looking west towards the site at a distance of 430 m from the site

Viewpoint 13. Lake Wanaka looking west towards the site at a distance of 551.8 m from the site

Viewpoint 14. Lake Wanaka looking west towards the site at a distance of 955.3 m from the site

Refer GA, Sheets 42 - 45. Although the surface of Lake Wanaka is not as accessible to members of the public as the terrestrial viewpoints are, it is still a public place where the natural environment is commonly experienced in Wanaka. A site that has expansive views of the lake surface is inevitably a site that is also visible from an expansive area of the lake surface. Therefore, it is the combining factors of distance, context and appearance that mitigate the visual effects of development on such a site, when viewed from the lake. Views of the existing dwelling are increasingly reduced by the aspect, steep rock bluffs and intervening topography from areas of the lake surface closest to the shoreline in proximity to the site. Views of the existing dwelling are also increasingly reduced by distant viewpoints over 1 km where distance is a major mitigating factor. Lake views are also typically experienced from a moving vessel rather than a stationary viewpoint and therefore short-lived. Furthermore, viewpoints from the lake tend to be experienced during the warmer seasons rather than all year round.

Viewpoints 11 – 13 are locations on the lake surface which have been selected because they represent an area of the lake where the existing house is **most** visible, (not necessarily where most people may view it), and in a direct line of sight illustrating the effect of distance on visibility of the dwelling. Viewpoint 14 illustrates a view from the lake where the Trilane Industries Limited's house is obviously more visible and the existing dwelling is mostly obscured, indicating the variable visibility from the lake surface within the same vicinity.

These viewpoints are not necessarily the most common boating location on Lake Wanaka because this depends on the launch location, type of boating being undertaken and the purpose of boating. There are six boat ramps around Lake Wanaka, located at Glendhu Bay, Waterfall Creek, Roys Bay, Eely Point and two at the Marina in proximity to the township. Boaters who launch at Waterfall Creek ramp will typically travel in a direct line to their intended destination or take a line depending on the purpose of boating, which may include trawling for fish along the shoreline, water skiing, recreation or training,

exploring the shoreline or seeking a sheltered picnic / swimming bay. Waterski lanes are restricted to Waterfall Creek, Eely Point, Roys Bay and Glendhu Bay. There are no obvious bays along this section of the shoreline. The closest popular bays readily accessed from Waterfall Creek are located on Ruby Island and at Damper Bay further north.

The area of lake represented by the viewpoint is considered to be an area of moderately high boat traffic (compared to other areas of the lake) largely because of its proximity (within 1.4 km) to the Waterfall Creek boat ramp. The prevailing northerly wind commonly pushes a south-flowing swell between Ruby Island and the shoreline which makes for uncomfortable boating. However, on a calm day, in the summertime, this stretch of water may be occupied by people in boats who are fishing (trawling the shoreline) and towing water skiers, wake boarders and biscuits. Boats are typically moving through this area rather than remaining static for long periods so any possible views of the dwelling will tend to be fleeting.

Most views from the lake surface are typically 360 degree panoramic views, across the lake water foreground to the wider view of the surrounding landforms although generally a view panorama is limited in extent to 124° without turning to face a different direction. Viewers tend to focus on features and landforms that draw their attention such as an island, promontory, peak, or bay or dominant lines such as the skyline, rock outcrops, peaks and vegetation. There is no particular feature to focus on when looking towards the site in a west- north-west direction from the lake surface except the skyline of Mt Alpha Range and Roys Peak, rock bluffs and the shoreline.

The existing dwelling is located in the mid-ground on top of the scarp terrace amidst a patchy mosaic of vegetation and rock outcrops, clusters of birch, pine and other exotic amenity trees and undulating topography, above the steep shoreline of Lake Wanaka. The upper floor of the existing dwelling is visible but not prominently so (despite the flagpole and red flag) due to the pitch roof angles and façade modulation and generally recessive colours that blend into the surrounding vegetation colour palette. The colours range from bright light green, tawny tussock, dark olive green, subdued neutral greens, grays, and browns.

Although there is some evidence of habitation, the existing natural character of the lake – mountain surroundings, rural character pertaining to high country farmland and amenity values derived from these are very high but typically generic of the lake setting.

Visibility of the proposal

From Viewpoint 12 in particular, the angle of view will afford views of the upper floor of the proposed dwelling in addition to three of the portals and a partial view of one of the remaining portals. The proposed dwelling will not be as wide as the existing dwelling from this view angle (as a direct line of sight) although it will be noticeable in the short term because of its horizontal, right angle form and transitional shadowing effects. However, this will be immediately and readily alleviated by the planting of the advanced grade beech trees north of the dwelling, which will assist in nestling the built form into a planted backdrop. Within two years post construction the existing revegetation and proposed planting will provide immediate effective softening of the proposed dwelling. Refer Sheet 44, VS from Viewpoint 12.

The revegetation planting directly east of the portals comprises Area C currently at an average of 2.0 m in height and Area D currently at an average of 1.0 m in height. The existing planting will grow on average 4-600 mm per year and is anticipated to be at least 3.2 – 2.2 m in height immediately post construction. In addition to the advanced grade beech trees proposed to be planted between the portals, this planting will afford immediate softening of the proposed built form. The cladding colour and materials, which are informed by the surrounding landscape, will assist the dwelling to blend with

the setting, minimising its visual effect. The portals will be readily interpreted as part of the naturally existing rock outcrops and will become further camouflaged as proposed overhead planter vegetation and native planting matures.

Effects on landscape character and visual amenity

Inevitably there will be temporary adverse effects on existing natural character and amenity values while the dwelling is under construction over a period of two and a half years although the mitigation will occur throughout this time so effects will continuously reduce. Any temporary adverse effects will be localised in the broad scale of the receiving environment.

As a guide the construction effects will likely be noticeable noting the construction effects currently afforded by the neighbouring George property but more localised in extent and over a shorter period because the general site earthworks will be hydroseeded immediately post contour grading and other mitigation will be undertaken during and immediately post construction. The construction area will then be restricted to the immediate surroundings of the replacement dwelling and will be further restricted once the portal construction and mitigation planting between the portals has occurred.

During construction, the replacement dwelling will be visible largely due to the view perspective which affords an overall view of the proposal dwelling in the immediate setting of the site. Within the expansive context of the lake surface and the activity being undertaken by a viewer at a particular time of the year, and if a viewer is intentionally searching, it will be readily visible particularly during construction. Even so during construction overall adverse effects will be **moderate – low**, given that there is already a dwelling existing in this view. Post construction, the existing native planting will have further matured and the proposed dwelling will visually blend further into the landscape assisted by the mitigation planting to the extent that it is no more visible than the existing dwelling and adverse effects on visual amenity will reduce to **low**.

The extensive native planting carried out by the NPTL and Te Kakano will be able to be viewed in its entirety from the lake surface, enhancing the natural character of the lake margins. Ultimately, the eastern facing slope of the site will be blanketed in native scrub and forest. The dwelling will be marginally visible behind mature mitigation planting and will be barely noticeable in the wider landscape context. Overall, there are likely to be high **positive effects** on natural character and visual amenity from the NPT restoration planting on the scarp slopes adjoining the lake shore reserve.

Viewpoints 15. Roys Peak Track looking east towards the site at a distance of 2 km from the site

Refer GA, Sheet 45. Viewpoint 15 illustrates the views obtained from Roys Peak Track overlooking the site from an elevation of approximately 885 masl. Views from Roys Peak Track offer a spectacular overview of the lake arms and the enclosing nature of the landforms expressing a high legibility, natural character and an appreciation of scale. The urban area of Wanaka township and the more intensively farmed flat land of the Clutha Basin and pockets adjoining the lake are clearly differentiated from the less modified high country steep mountain slopes and peaks.

Immediately below the steep slopes of Roys Peak the ice shelf is an identifiable landform that extends towards the lake edge and consists of cultivated paddocks and rolling pasture, interspersed with woodlots and patches of exotic trees. Farm tracks are clearly evident bisecting the paddocks below leading towards the lake edge, indicating a rural lifestyle character with various dwellings typically surrounded by trees. The site and existing dwelling are located within this rolling pastoral landform, surrounded by trees and close to the lake edge. In this context the existing dwelling is very difficult to discern from Roys Peak Track due to the view distance, recessive roof colour, partial screening by the topography and vegetation patterns. The most prominent dwellings are those where the gravel

driveway extends directly to a dwelling and a gravel parking area is provided alongside a dwelling. The visibility of these dwellings is a consequence of the visual contrast between gravel surface and vegetation colour rather than the prominence of a built form.

The scenic outlook has very high amenity conveyed by the lake – mountain setting with its complex, large scale landforms and high natural character that transition to a modified rural character surrounding the well-defined urban areas.

Visibility of the proposal

From Roys Peak Track views of the proposed dwelling will predominantly comprise the roof areas, driveway and parking. The upper level of the dwelling consists of a ballast roof with low LRV, however the majority of the subterranean component of the dwelling will consist of a green roof garden. The hillslope will also extend halfway over the garage and shed roof with the balance roof consisting of ballast. The majority of the proposed roof areas will therefore be very difficult to see because they will appear as part of the surrounding pasture and / or blend into the planted surrounds. The driveway is proposed to follow the existing driveway alignment along and parallel with the landform contours. The garage forecourt and parking are located on excavated ground between the north-south schistose ridge and the subterranean level of the dwelling and therefore will be screened from Roys Peak Track by the onsite landforms.

The photo-panoramas show that in general the existing dwellings within the landscape, including the existing dwelling on the site, are not readily distinguishable. Therefore, it is likely the replacement dwelling will not be any more obvious than the existing dwelling due to distance and furthermore partly obscured by the existing topography and vegetation.

Effects on landscape character and visual amenity

Parts of the proposed dwelling will be visible from Roys Peak Track during construction, where the earthworks will be evident as bare ground contrasting with the surrounding vegetation

The construction will occur over a relatively short period of time (a maximum of two and a half years) and any effects arising from the construction will be a very small component of the overall scenic outlook, which is focussed on the broad scale landforms and lake interface.

The construction will be staged and will be progressively mitigated by the establishment of pasture grass and planting, noting that bare ground is a common characteristic of rural character where fields are ploughed prior to resowing. Notwithstanding that bare tilled earth is anticipated in the rural landscape, a pastoral groundcover will germinate in 5-7 days and establish within 5 up to 8 weeks reducing potential visual effects to negligible. Planting on the ridge will take longer to establish but similarly will not appear out of place in the view context.

Thereafter the earthworks and construction area will be restricted to the immediate area surrounding the proposed dwelling and the north – south schistose ridge will afford some onsite screening. For the above reasons, the temporary construction effects are considered to be **low**.

Once the dwelling is complete with green roof gardens over the subterranean structure and landscaped surrounds it will to all intents and purposes simply replace the existing dwelling. Overall, taking into account the viewing distance, context and mitigation adverse effects on visual amenity will be **negligible**.

Effects on Adjoining Neighbours

The closest adjoining neighbours dwellings are located at 450 (Coupland property), 450B (Hogan property), 450A (Todd property) and 494 (Trilane property) Wanaka Mt Aspiring Road. The dwellings on these properties are situated between distances of 395 m and 583 m from the proposed dwelling. Although the site and existing dwelling are visible from some parts of the adjoining properties, neither the existing nor the proposed dwelling and earthworks are or will be seen from the dwellings on adjoining properties. In general, the undulating topography and planting afford screening to adjoining properties and dwellings so the temporary construction effects will not be seen and if seen the replacement dwelling will be no more visible than the existing dwelling. Therefore, adverse effects on visual amenity will be **negligible**.

Visual effects of lighting at night

The public viewpoint locations described above are not locations where the public would commonly be at night. Therefore, the lighting effects of the proposed dwelling should primarily be considered from the residential areas on the eastern side of Bremner and Roys bays, some 2.9 – over 4 kms away and where Ruby Island doesn't obscure views.

The dwelling design proposes large, full height windows on the east elevation ground floor and upper floor facing the lake. These windows are considerably larger than the existing dwelling however, the rooms do not comprise the main living areas of the proposed dwelling, which are located within the basement level. Therefore, the likelihood of the upper floors being lit up at night will be low. Even so the large eaves over the east elevation will mitigate light spill from the east facing windows to the lake and corten shrouds, which surround the southern windows will also mitigate light spill towards the Wanaka township.

The lighting effects of the proposed dwelling at this distance will be located in the same vicinity as that of the existing dwelling so will not add lighting to an area that was previously unlit and furthermore any lighting will likely be part of a series of lights that will be afforded from other dwellings in the same vicinity above the lake shore. Outdoor lighting will be in accordance with the Council's Lighting Strategy and an External Lighting Plan will be submitted to the QLDC for approval prior to implementing exterior lighting on site. Considering the lighting afforded by the existing dwelling, overall adverse effects arising from lighting will be **very low**.

Summary of Visual Effects

The replacement dwelling will not be widely visible from public areas, with viewpoints limited to the short sections of the Millennium Track when travelling north towards Glendhu Bay, viewshafts from the lake surface, Ruby Island and distantly from Roys Peak Track. Although potentially visible from parts of Wanaka township the viewing distance is a major mitigating factor. The replacement dwelling will not be visible from public roads in the vicinity.

The viewpoints chosen (but not limited to) are those from which the replacement dwelling will be visible and that represent the varying degrees of visibility from the receiving environment. It is important to note that it is misleading to use the assessment from selected worst case viewpoints as an overall measure of effects because this would be a function of the viewpoint selection rather than the overall visual effect.

The visual assessment takes into account the visibility of the existing dwelling, distance of view, context (backdrop, complexity of intervening landscape and nature of viewpoint), the extent of view occupied by the proposal, degree of change (from one dwelling to another dwelling), the growth rates of existing and proposed vegetation, and viewer bias (familiarity, activity viewer is engaged in etc).

The proposal has been revised to reduce the volume and extent of earthworks, amend the portal design, remove retaining structures and provide additional advanced grade beech tree planting. The existing revegetation, earthworks, construction and planting programme will enable the temporary construction effects to be condensed to the shortest possible timeframe and restrict the potential extent of effects to the immediate building platform.

In summary, during construction temporary adverse effects on visual amenity will occur over a period of two and a half years and range between **moderate-low to low** from public viewpoints reducing within two years post construction to **very low – negligible**. This will equate to minor effects for the purposes of determining notification. Refer to Appendix B, Determination of Minor scale.

ASSESSMENT AGAINST RELEVANT PROVISIONS OF THE QUEENSTOWN LAKES DISTRICT PLAN

The Queenstown Lakes District Plan is currently under review and has progressed to the point where the relevant rules in the PDP are no longer subject to challenge. However, a number of objectives and policies and also the assessment matters are under appeal. In these circumstances, the objectives and policies of both the ODP and the PDP apply.

In terms of assessment matters, these are linked to rules directly and therefore the assessment matters contained in the ODP are of limited relevance to this proposal. However, for completeness and noting that less weight will apply to the ODP assessment matters, the following section of this report assesses the proposal against the assessment matters for Outstanding Natural Landscapes (District Wide) outlined in section 5.4.2.2 (2) of the ODP and the assessment matters for ONF and ONL outlined in section 21.21.1 of the PDP. To avoid repetition where assessment matters are the identified they are addressed once and cross referenced below.

ODP Section 5.4.2.2 (2)

Existing Vegetation

As an overarching rule, the assessment matters should be read in the light of the further guiding principle that existing vegetation which:

(a) was either

- planted after; or
- self-seeded and less than 1 metre in height at - 28 September 2002; and

(b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads

- shall not be considered:

(1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and

(2) as part of the permitted baseline. - nor shall removal of such vegetation be considered as a positive effect of any proposal.

Response

The subject site is not visible from roads, so this overarching rule does not apply to the following assessment matters.

(a) Potential of the landscape to absorb development

In considering the potential of the landscape to absorb development both visually and ecologically, the following matters shall be taken into account consistent with retaining openness and natural character:

whether, and to what extent, the proposed development is visible from public places;
whether the proposed development is likely to be visually prominent to the extent that it dominates or detracts from views otherwise characterised by natural landscapes;
whether any mitigation or earthworks and/or planting associated with the proposed development will detract from existing natural patterns and processes within the site and surrounding landscape or otherwise adversely effect the natural landscape character;
whether, with respect to subdivision, any new boundaries are likely to give rise to planting, fencing or other land use patterns which appear unrelated to the natural line and form of the landscape;
wherever possible with allowance for practical considerations, boundaries should reflect underlying natural patterns such as topographical boundaries;
whether the site includes any indigenous ecosystems, wildlife habitats, wetlands, significant geological or geomorphologic features or is otherwise an integral part of the same;
whether and to what extent the proposed activity will have an adverse effect on any of the ecosystems or features identified in (v);
whether the proposed activity introduces exotic species with the potential to spread and naturalise.

Response

As discussed in the visual assessment above, visibility of the proposed dwelling from public places will be very limited in extent. The proposed dwelling will not be visible from Wanaka-Mt Aspiring Road and will be difficult to see from roads (and residential areas) at a distance of more than 2.9 kms on the opposite side of Roy's and Bremner Bay where views are not obstructed by Ruby Island. The public places that have the most potential for the proposed dwelling to be visible are along parts of the Millennium Track, and parts of the surface of Lake Wanaka and Ruby Island.

The visual assessment above takes into account the context including existing residential dwellings, the limited viewshafts from the Millennium Track in particular, the activity viewers are likely to be engaged in, the growth of existing vegetation and the mitigation measures proposed as part of the development. The visual assessment above concludes that during construction the proposed dwelling will be no more visually prominent than the existing house and will not dominate or detract from views characterised by natural landscapes. Overall, temporary adverse effects on visual amenity are considered to be **very low - low**. Overall, post construction the proposed dwelling will be no more visible, and from some locations less visually prominent, than the existing house and visual effects on amenity from viewpoints are considered to be **negligible - very low**.

The proposed mitigation comprises earthworks, native revegetation and exclusively native species for the purposes of screening the proposed dwelling. The proposed development has reduced the volume and extent of earthworks to reduce landscape and visual effects. The earthworks will recontour slopes to follow and / or merge with the existing site contours. The excess fill will be spread to avoid obscuring the natural schist outcrops on site and avoid adverse effects on the natural topography of the site. The onsite planting has been deliberately designed to be consistent with the native species naturally occurring in the area. The planting design relating to the revegetation is consistent with the natural vegetation patterns allowing natural processes to continue unhindered and therefore will not detract from but will improve the natural landscape character in the receiving environment. No exotic plant species are proposed and therefore there will be no potential for exotic species to spread and naturalise.

Furthermore, the proposed vegetation (including that undertaken to date) will appear to merge with the revegetation carried out by Te Kakano along the Millennium Track so to all intents and purposes the boundary between the reserve and the site will be indistinguishable. The proposed native revegetation will actually enhance natural character and also natural ecosystems particularly the scarp face to further improve the natural character of the lakeside setting along the Millennium Track. The

extensive revegetation scheme and exclusively native tree and shrub species that would naturally occur in the local environment will also contribute to biodiversity and providing habitat for wildlife. The proposal and planting to date includes irrigation, pest trapping, removal of weed and existing exotic trees with wilding potential and indicates the applicant's level of commitment to achieving these goals.

The site also includes geological features and geomorphology that contributes to natural character and these features will remain intact and will not be affected by the proposed development. For these reasons it is considered that the proposed development will not detract from existing natural features, patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character.

(b) Effects on openness of landscape

In considering the adverse effects of the proposed development on the openness of the landscape, the following matters shall be taken into account:

whether and the extent to which the proposed development will be within a broadly visible expanse of open landscape when viewed from any public road or public place and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and

whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;

whether the proposed development is defined by natural elements such as topography and/or vegetation which may contain any adverse effects associated with the development.

Although the pastoral areas within the site may be considered open, the balance of the site in particular the immediate surrounds of the existing and proposed dwelling is not an open landscape, but contains established clusters of exotic trees, grey scrub and manuka dominated shrubland within an undulating landform.

The proposed dwelling will not be located within a broadly visible expanse of open landscape from any public road or public place including the Millennium Track, although it will be located within a broadly visible, expansive landscape from the lake surface and Ruby Island. The nature and scale of the undulating landform, and patchy mosaic of vegetation will enable the proposed dwelling to be readily absorbed into the landscape. Overall, the proposed dwelling will be appropriately defined by natural elements including the topography and revegetation to date, which will contain any adverse effects associated with the replacement dwelling including during and post construction.

(c) Cumulative Effects on Landscape Values

In considering whether there are likely to be any adverse cumulative effects as a result of the proposed development, the following matters shall be taken into account:

whether, and to what extent, the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;

whether the elements identified in (i) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;

whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;

where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or inappropriate domestication of the landscape or feature.

The proposed dwelling will not have a cumulative effect on the existing environment because the proposed dwelling will be replacing an existing dwelling and therefore will not introduce additional activity to the site. In essence the density of dwellings in the surrounding environment will remain the same.

Although the proposed dwelling will be different from the existing building with respect to its size and form it will be located in more or less the same position, and from public viewpoints it will not exacerbate existing or potential adverse effects.

Extensive native planting, both that recently undertaken and the additional planting proposed on the site will provide visual mitigation from public places in a way that is consistent with the natural character of the site and surrounding landscape.

The proposed replacement dwelling will not necessarily represent a threshold with respect to the ability of the site to absorb further change as this depends on the type of change proposed. Similarly, there is no expectation that further development will lead to further degradation of natural values or inappropriate domestication of the landscape.

Positive Effects

In considering whether there are any positive effects associated with the proposed development the following matters shall be taken into account:

whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (a)(v) above;

whether the proposed activity provides for the retention and/or reestablishment of native vegetation and their appropriate management;

whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape;

whether the proposed development provides an opportunity to remedy or mitigate existing and potential (i.e., structures or development anticipated by existing resource consents) adverse effects by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;

the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;

the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (i)- (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.

The NPTL's Sanctuary Project forms part of a wider revegetation project and will have a positive effect on the existing environment. The extensive revegetation and trapping that has and is being undertaken onsite will enhance local biodiversity and the wider ecosystem by creating a substantial area of native bush to the lakeside setting along a section of the Lake Wanaka shoreline. The NPTL has also committed to ongoing management of the revegetation area and has already carried out extensive rabbit and hare trapping, as well as supporting the local community group Te Kakano to extend the revegetation project beyond their own boundary to enhance the wider ecosystem network.

Furthermore, new and proposed planting on the main eastern facing slope will mitigate existing adverse effects on natural character by minimising the extent to which modification (that existing and proposed) will be seen on the site.

PDP Section 21.21.1

Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).

21.21.1.2

Existing vegetation that:

- a. was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,*
- b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered: i. as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and*
 - ii. as part of the permitted baseline.*

This is addressed above.

21.21.1.3

Effects on landscape quality and character

In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:

a. Physical attributes:

- i. geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on landscape character;*
- ii. vegetation (exotic and indigenous);*
- iii. the presence of waterbodies including lakes, rivers, streams, wetlands.*

There are a number of physical attributes (topography, schist outcrops, indigenous vegetation and the lakeside setting) that are particularly associated with the site that contribute to the ONL character and quality. The geomorphology of the scarp terrace / ice shelf is clearly differentiated in character from the mountainous backdrop particularly from the lake by its landform, undulating surface texture, schist outcrops and mosaic of vegetation cover.

While there are substantial earthworks associated with the proposed dwelling these are largely restricted to the level area previously modified and occupied by the existing dwelling. As stated, the excess fill will be distributed over the pastoral areas of the site and existing amenity lawns by following the general contours and will avoid covering schist rock outcrops so the topography relating to the character and quality of the landscape will be maintained. Also of note is the indigenous vegetation, which is part of the revegetation scheme and proposed as mitigation that will maintain and enhance the quality and character of the ONL.

b. Visual attributes:

- i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;*
- ii. aesthetic values including memorability and naturalness;*
- iii. transient values including values at certain times of the day or year;*
- iv. human influence and management – settlements, land management patterns, buildings,*

The receiving environment is highly legible however, this is expressed at the scale of the broader landforms and the comparatively small scale of the proposed replacement dwelling will not adversely affect the overall legibility of the landscape. Nor will the replacement dwelling affect the aesthetic or

transient values attributed to the broad scale setting, which will retain the same degree of memorability and naturalness already existing taking the level of human influence including the existing dwelling into account. In fact, it is considered that the revegetation scheme will enhance naturalness of the lakeside setting.

The proposed replacement dwelling will be consistent with the level of human influence and management pattern that contributes to the landscape character and quality along the western shore of Lake Wanaka.

c. Appreciation and cultural attributes:

- i. Whether the elements identified in (a) and (b) are shared and recognised;*
- ii. Cultural and spiritual values for tangata whenua;*
- iii. Historical and heritage associations.*

While the attributes of the ONL contributed by high legibility, aesthetic and transient qualities are shared and recognised in a general sense, the site and proposed replacement dwelling are a very small component of the landscape and will not adversely affect the quality and character of the broad scale ONL. There are no obvious Tangata Whenua beliefs and values for the site, although the general lake setting is recognised as important with respect to mahinga kai and provides a route to various locations. Input has not been sought from local iwi in regard to the proposed replacement dwelling.

d. In the context of (a) to (c) above, the degree to which the proposed development will affect the existing landscape quality and character, including whether the proposed development accords with or degrades landscape quality and character, and to what degree.

e. any proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fence lines) or otherwise degrade the landscape character.

For the above reasons, the proposed replacement dwelling will be in harmony with the landscape quality and character, i.e., the dwelling will fit the scale, landform and pattern of the landscape, and as mentioned the revegetation scheme will enhance natural character. There are no new boundaries proposed by the development.

21.21.1.4

Effects on visual amenity

In considering whether the potential visibility of the proposed development will maintain and enhance visual amenity, values the Council shall be satisfied that:

- a. the extent to which the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places. In the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, cycling, equestrian and other means of access;*
- b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;*
- c. the proposal will be appropriately screened or hidden from view by elements that are in keeping with the character of the landscape;*
- d. the proposed development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);*
- e. structures will not be located where they will break the line and form of any ridges, hills and slopes;*
- f. any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.*

Effects on visual amenity are addressed above in the Visual Assessment from pertinent representative viewpoints noting that there are a number of dwellings located along the scarp terrace that are visible to varying degrees depending on view orientation but overall, also reasonably difficult to see in the broad context. The proposed dwelling will replace one of these existing dwellings and as such is considered to have little adverse effect on visual amenity within the immediate and wider landscape both during and post construction. The assessment concluded that the proposed replacement dwelling will be reasonably difficult to see and will be appropriately screened by the proposed native vegetation and topography.

21.21.1.5

Design and density of Development

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

- a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);*
- b. there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change;*
- c. development, including access, is located within the parts of the site where it would be least visible from public and private locations;*
- d. development, including access, is located in the parts of the site where it has the least impact on landscape character.*

These matters are not relevant to the proposal, which is a replacement dwelling that utilises the same access and is located in a similar location to the existing dwelling.

21.21.1.6

Cumulative effects of subdivision and development on the landscape

Taking into account whether and to what extent existing, consented or permitted development (including unimplemented but existing resource consent or zoning) may already have degraded:

- a. the landscape quality or character; or,*
- b. the visual amenity values of the landscape.*

The Council shall be satisfied the proposed development, in combination with these factors will not further adversely affect the landscape quality, character, or visual amenity values

The existing dwelling is consistent with the objectives and policies of the PDP and maintains the landscape quality, character and visual amenity values of the landscape by being appropriately located where the landscape can absorb the dwelling without adverse effects. The proposed replacement dwelling is sited in a similar location and essentially replaces a dwelling with an alternative dwelling. The mitigation and revegetation planting will enhance the landscape quality, character and visual amenity values of the landscape. Therefore, there will be no cumulative effects arising from the proposal.

CONCLUSION

The proposal consists of a large, modern, architecturally designed dwelling, including garaging to replace an existing dwelling. The proposal also includes associated earthworks, a revegetation scheme, and mitigation planting. The existing level of modification on the site means there is

potential for the site to absorb development without generating adverse effects on landscape, natural character and visual amenity values.

The proposed replacement dwelling complies with the height and setbacks under the PDP but requires consent triggered by having an area greater than 500 m² and earthworks quantities. While the proposed dwelling is significantly larger than the existing dwelling, the majority of the dwelling will be constructed as a subterranean structure with cave like portals, which extend to the ground surface and will appear as part of or an extension to the existing schist rock outcrops. The upper two storeys of the dwelling are smaller than the existing dwelling and are designed to mitigate visibility by integrating recessive materials, colours, corten steel shrouds around windows, and a substantial roof overhang. Although the built form of the smaller above ground portion appears modern with a simple block appearance rather than the more complex traditional architecture of the existing dwelling, its form will fit the massive scale, cohesive simplicity, character and context of the receiving environment.

Due to the subterranean nature of the proposal the earthworks quantities exceed that anticipated by the PDP. Despite this, the adverse effects are mitigated by retaining the excess soil onsite and distributing it evenly at a maximum depth of 1m over the existing pasture on site and avoiding any existing schist rock outcrops that contribute to the legibility and natural character of the site.

Although there are visual differences relating to the modern rather than traditional architecture, the visual effects arising from the replacement dwelling are comparable in extent to the existing dwelling, being restricted to the Millennium Track, lake surface and Ruby Island. There are no views from public roads. Although the GFA is overall larger, the above ground storeys / east elevation of the replacement dwelling are substantially smaller than the existing dwelling reducing visual effects from the Millennium track and lake viewpoints. The revegetation and proposed planting will provide appropriate screening and softening of the built form from public places, in most cases reducing the visual effects to lesser degree than the existing dwelling.

During the construction period of two and a half years the earthworks staging, hydroseeding, and planting will limit temporary visual effects to a reduced time frame and restrict effects to the immediate vicinity of the proposed dwelling. These measures, plus the additional plant growth to existing revegetation will ensure that overall temporary effects will be **low**. Post construction the visual effects are demonstrated by the VS from pertinent viewpoints and illustrate that overall adverse effects on visual amenity will be **low - nil**.

Overall effects on landscape character and quality are considered to be **low** because the proposed dwelling is a replacement of an existing dwelling, is located in a similar location, and earthworks will result in contours that blend into the existing landform while maintaining high legibility values including those relating to the schist rock outcrops.

The proposed revegetation scheme and planting mitigation will also contribute positive effects on natural character and biodiversity to the site and lakeside setting. Overall, it is expected that adverse effects on landscape and visual amenity values arising from the proposed replacement dwelling will be consistent with the outcomes sought by the DP.

APPENDIX A

EFFECTS SCALES

TABLE 1. NATURE OF EFFECTS

Nature of Effect	Use and Definition
Adverse (negative)	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / visual amenity values
Neutral (benign)	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values.
Beneficial (positive)	The proposed development would enhance the landscape and / or visual amenity through removal of restoration of existing degraded landscape uses, and / or addition of positive elements or features.

LANDSCAPE EFFECTS

TABLE 2: SEVEN-POINT DEGREE OF LANDSCAPE EFFECTS RATING SCALE

Terms defined by Boffa Miskell¹²

Effect Rating	Use and Definition
Very High	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and / landscape values
High	Major modification of or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and amounts to a significant negative change in landscape character and / or landscape values. Concise Oxford English Dictionary Defn Adj. - Great in amount, values, size or intensity
Moderate - High	Modifications of several key elements / features / characteristics, i.e. the pre-development landscape character remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics i.e. the predevelopment landscape character and / or landscape values remains evident but is changed Concise Oxford English Dictionary Defn Adj. - Average in amount, intensity or degree
Moderate - Low	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not uncharacteristic within the receiving landscape and do not disturb the pre development landscape character and / or landscape values.
Low	Very little material loss of or modification to key elements / features / characteristics. i.e. new elements integrate seamlessly into the pre-development landscape character and / or landscape values. Concise Oxford English Dictionary Defn Adj. - Below average in amount, extent or intensity
Very Low	Negligible loss of or modification to key elements / features / characteristics of the baseline. i.e. influence of new elements on landscape character and / or landscape values is barely discernible.

¹² 7-POINT SCALE_New Zealand Institute of Landscape Architects, 2021_Te Tangi a te Manu – The Aotearoa Landscape Assessment Guidelines. Terms Defined by Boffa Miskell_Annexure 2_Evidence Prepared by B. Gilbert for Topic 2 QLDC Hearing on Landscape Methodology_2019

VISUAL EFFECTS

TABLE 3: SEVEN-POINT VISUAL AMENITY DEGREE OF EFFECTS RATING SCALE.

Terms defined by Boffa Miskell¹³

Effect Rating	Use and Definition
Very High	Total loss of key elements / features / characteristics, i.e. amounts to very significant negative change in visual amenity
High	Major modification of or loss of most key elements / features / characteristics, i.e. little of the pre-development visual amenity remains and amounts to a significant negative change in visual amenity values. Concise Oxford English Dictionary Defn Adj. - Great in amount, values, size or intensity
Moderate - High	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development visual amenity remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. the pre-development visual amenity remains evidence but is changed Concise Oxford English Dictionary Defn Adj. - Average in amount, intensity or degree
Moderate - Low	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are uncharacteristic within visual environment and do not disturb the pre-development visual amenity.
Low	Very little material loss of or modification to key elements / features / characteristics. i.e. new elements integrate seamlessly into the pre-development visual environment. Concise Oxford English Dictionary Defn Adj. - Below average in amount, extent or intensity
Very Low	Negligible loss of or modification to key elements / features / characteristics of the baseline. i.e. visual influence of new elements is barely discernible.

¹³ 7-POINT SCALE_New Zealand Institute of Landscape Architects, 2021_Te Tangi a te Manu – The Aotearoa Landscape Assessment Guidelines. Terms Defined by Boffa Miskell_Annexure 2_Evidence Prepared by B. Gilbert for Topic 2 QLDC Hearing on Landscape Methodology_2019

APPENDIX B

OVERALL ADVERSE EFFECTS

TABLE 3. DETERMINATION OF MINOR¹⁴

LESS THAN MINOR	MINOR		MORE THAN MINOR		SIGNIFICANT	
VERY LOW	LOW	LOW - MODERATE	MODERATE	MODERATE - HIGH	HIGH	VERY HIGH

This scale indicates the relationship between adverse effects rating scales above and the determination of minor, showing that effects that are very low, low and low-moderate or moderate-low equate to a minor or less than minor effect.

To determine whether a resource consent application should be notified or not, i.e. effects on a person is less than minor or an adverse effect on the environment is not more than minor.

¹⁴ New Zealand Institute of Landscape Architects, 2021_Te Tangi a te Manu – The Aotearoa Landscape Assessment Guidelines



PROPOSED REPLACEMENT DWELLING, 492 WANAKA - MT ASPIRING ROAD, WANAKA
GRAPHIC ATTACHMENT TO ASSESSMENT OF LANDSCAPE AND VISUAL AMENITY EFFECTS

Prepared by Rough and Milne Landscape Architects Ltd | June 2021

rough & milne landscape architects

DOCUMENT INFORMATION

Project

Proposed Replacement Dwelling- 492 Wanaka- Mt Aspiring Road, Wanaka

Client

Nature Preservation Trustee Ltd

Address

Lot 2 DP 395762 - 492 Wanaka - Mt Aspiring Road, Wanaka

Status

For Resource Consent

Revision

1 For Resource Consent

Prepared by

Rough and Milne Landscape Architects

Project Number: 20145

Authors: Nikki Smetham and Sophie Harrison

Peer Review: Paul Smith

Document

Graphic Attachment to Accompany Assessment of Landscape and Visual Amenity Effects Assessment Report (A4 Written Report)

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NB: This document is intended to be printed A3 Landscape format



LEGEND

-  SITE
-  CONSENTED BUILDING PLATFORMS
-  EXISTING DWELLINGS
-  RECEIVING ENVIRONMENT

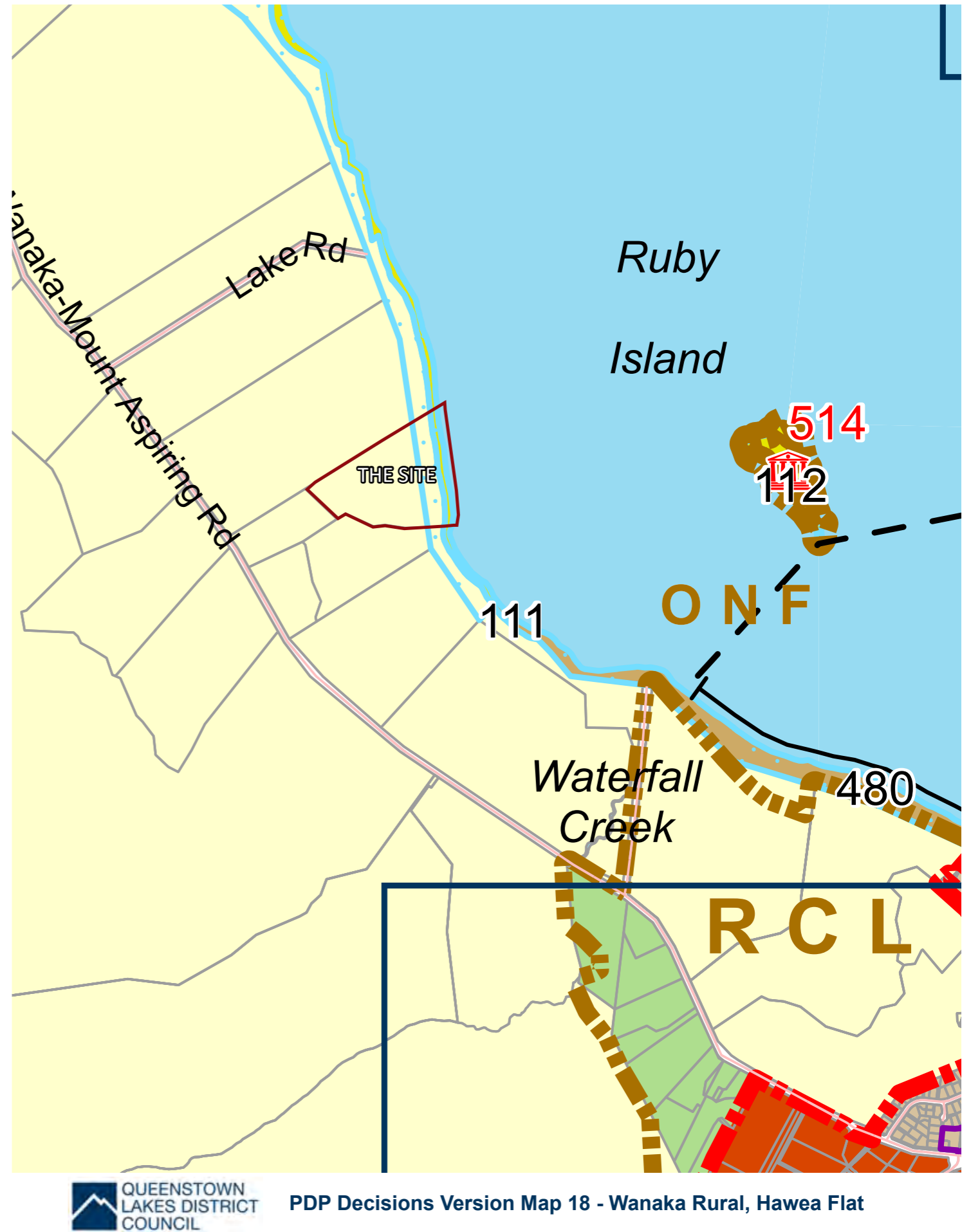
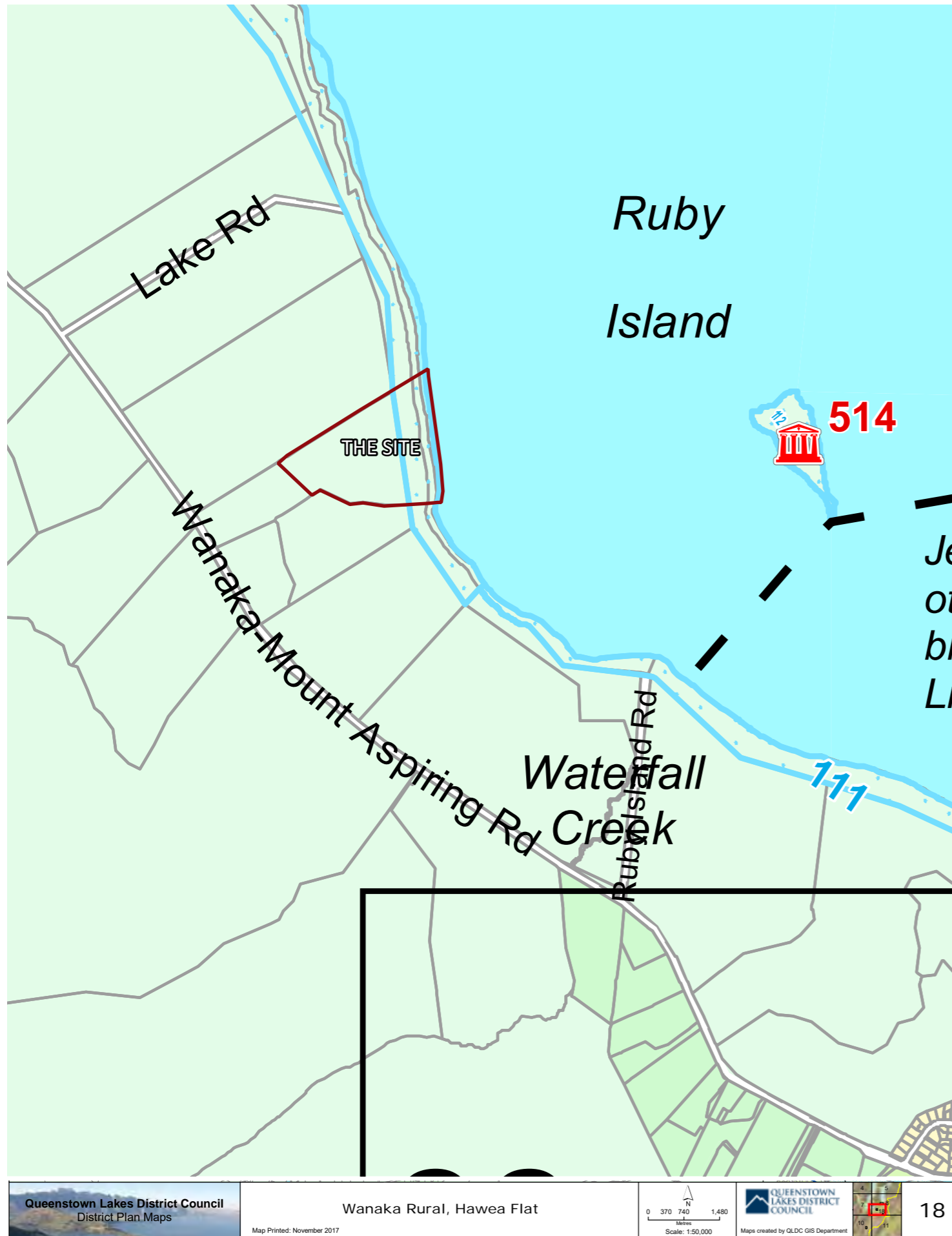
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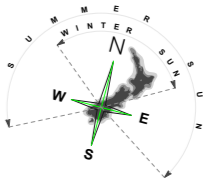












SITE PLAN EXISTING-GROUND LEVEL

Scale 1:1000 @ A1

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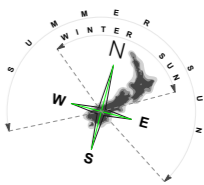
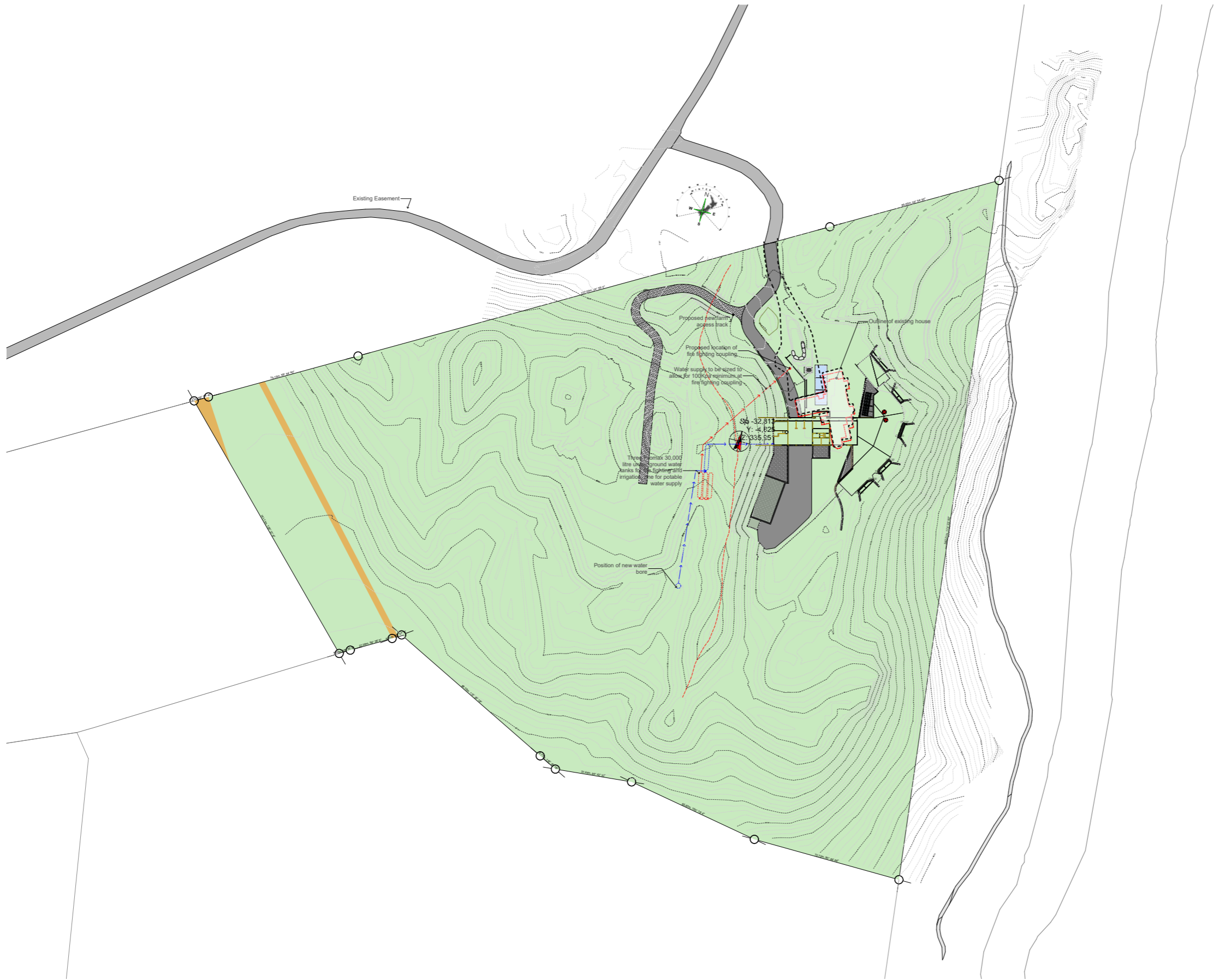
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Existing Dwelling Ground Level and Contours
Data Source: www.sortedarchitecture.co.nz

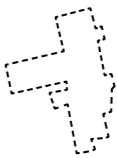


Proposed Replacement Dwelling, 492 Wanaka - Mt Aspiring Road, Wanaka
June 2021

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LEGEND



EXISTING DWELLING AND DRIVEWAY OUTLINE

SITE PLAN PROPOSED-GROUND LEVEL

Scale 1:1000 @ A1

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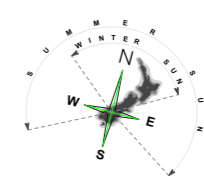
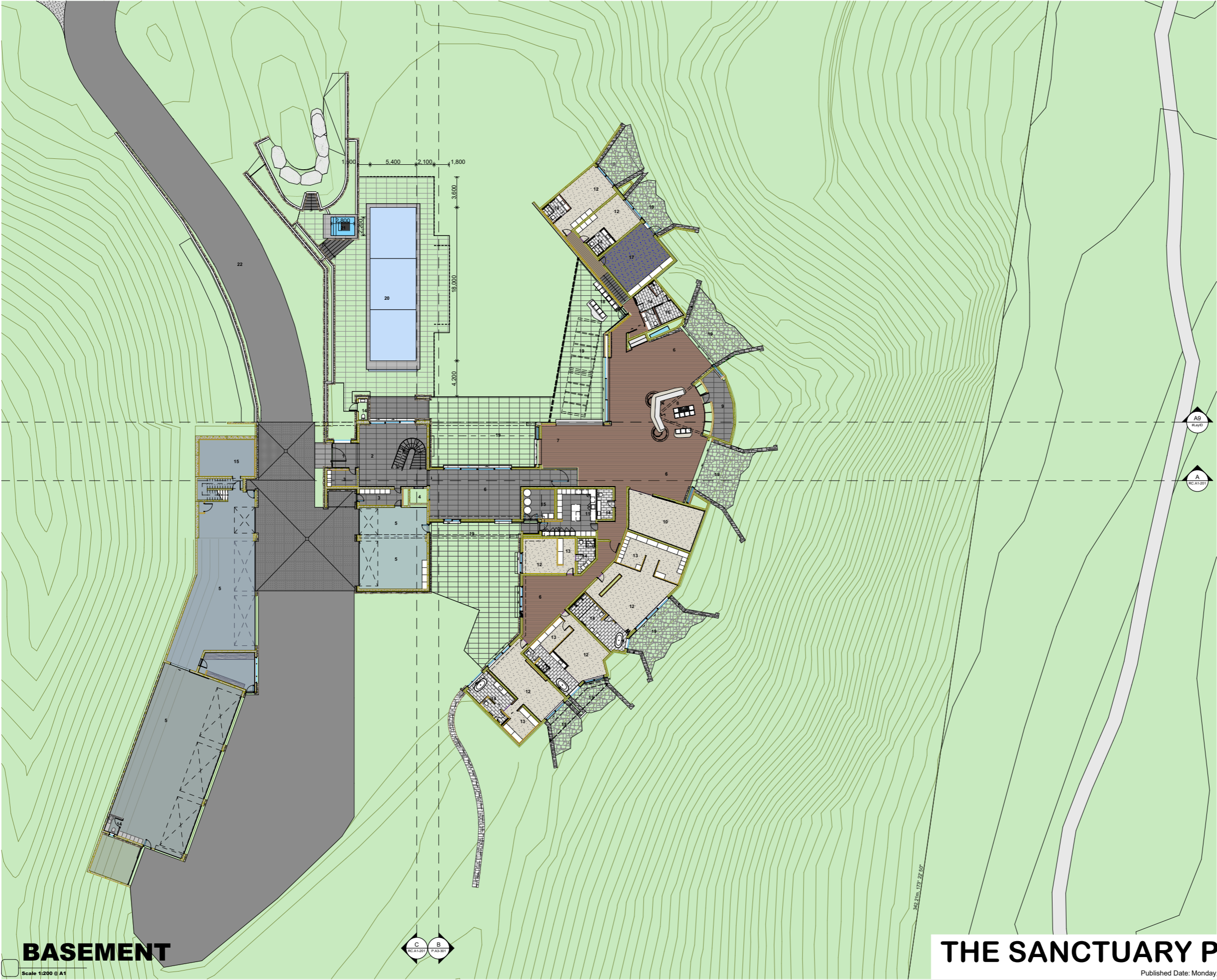
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Proposed Dwelling Ground Level and Contours
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June 2021

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LEVEL 1 / BASEMENT

FFL 331.400
HOUSE = 1094.42m²
GARAGE = 82.32m²
IMPLEMENT SHED = 449.95m²
TOTAL AREA = 1626.69m²

1. Entrance
2. Foyer
3. Store/Mudroom
4. Lift
5. Garage/Implement Shed
6. Lounge
7. Dining
8. Kitchen
9. Scullery
10. Media
11. Laundry
12. Bedroom
13. Wardrobe
14. Bathroom/WC
15. Utility/Plantroom
16. Sauna
17. Gym
18. BBQ
19. Terrace
20. Pool
21. Hot tub
22. Driveway

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SORTED ARCHITECTURE

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Proposed Dwelling Basement Plan - Level 1

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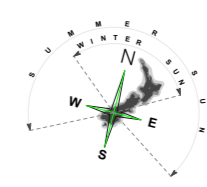
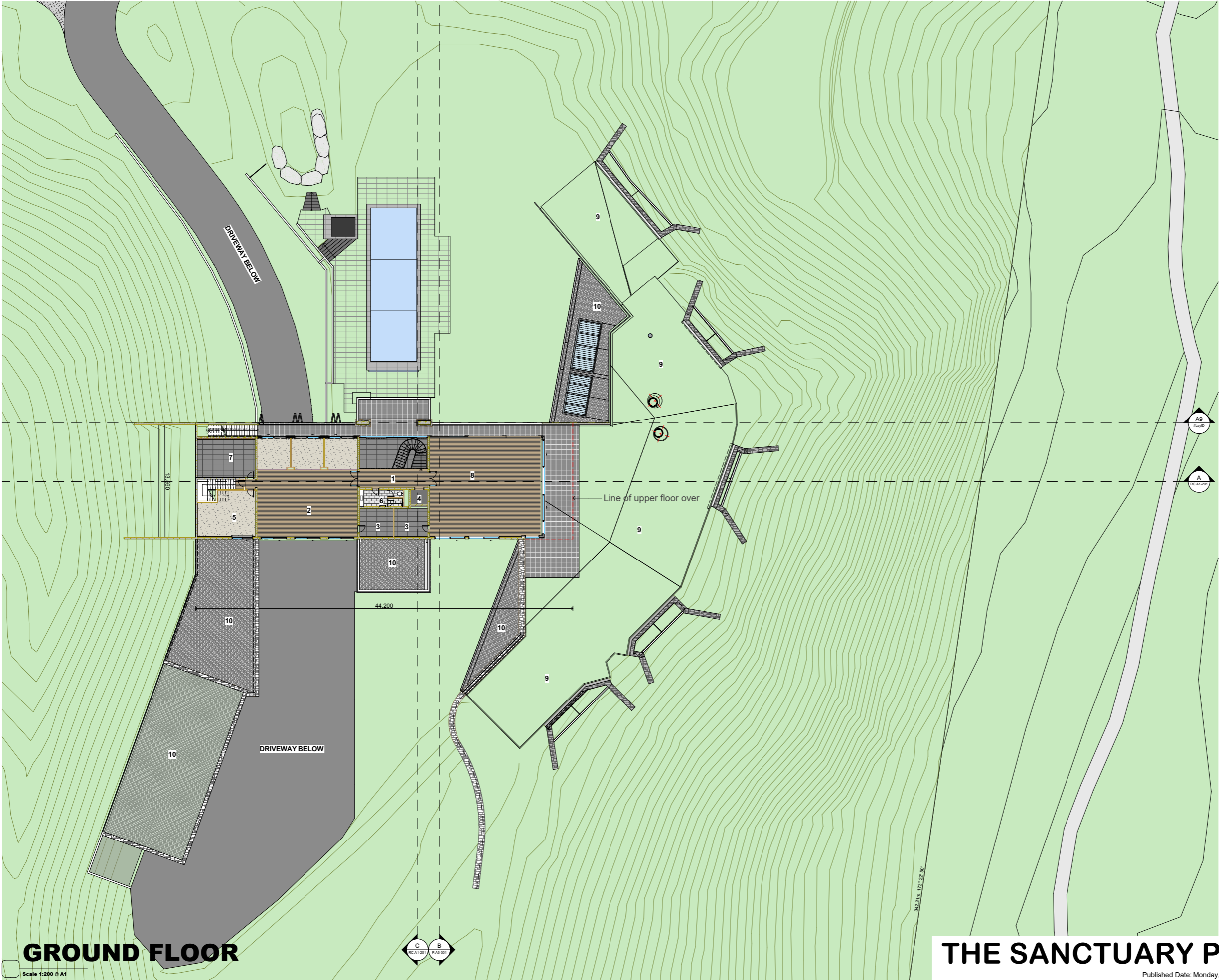


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SHEET
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GROUND LEVEL
FFL 235.200
FLOOR AREA = 486.80m²

- 1. Landing
- 2. Study
- 3. Closet
- 4. Lift
- 5. Studio
- 6. Bathroom
- 7. Storage
- 8. Library / Games
- 9. Green Roof
- 10. Ballast Roof

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GROUND FLOOR

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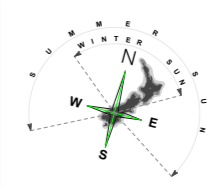
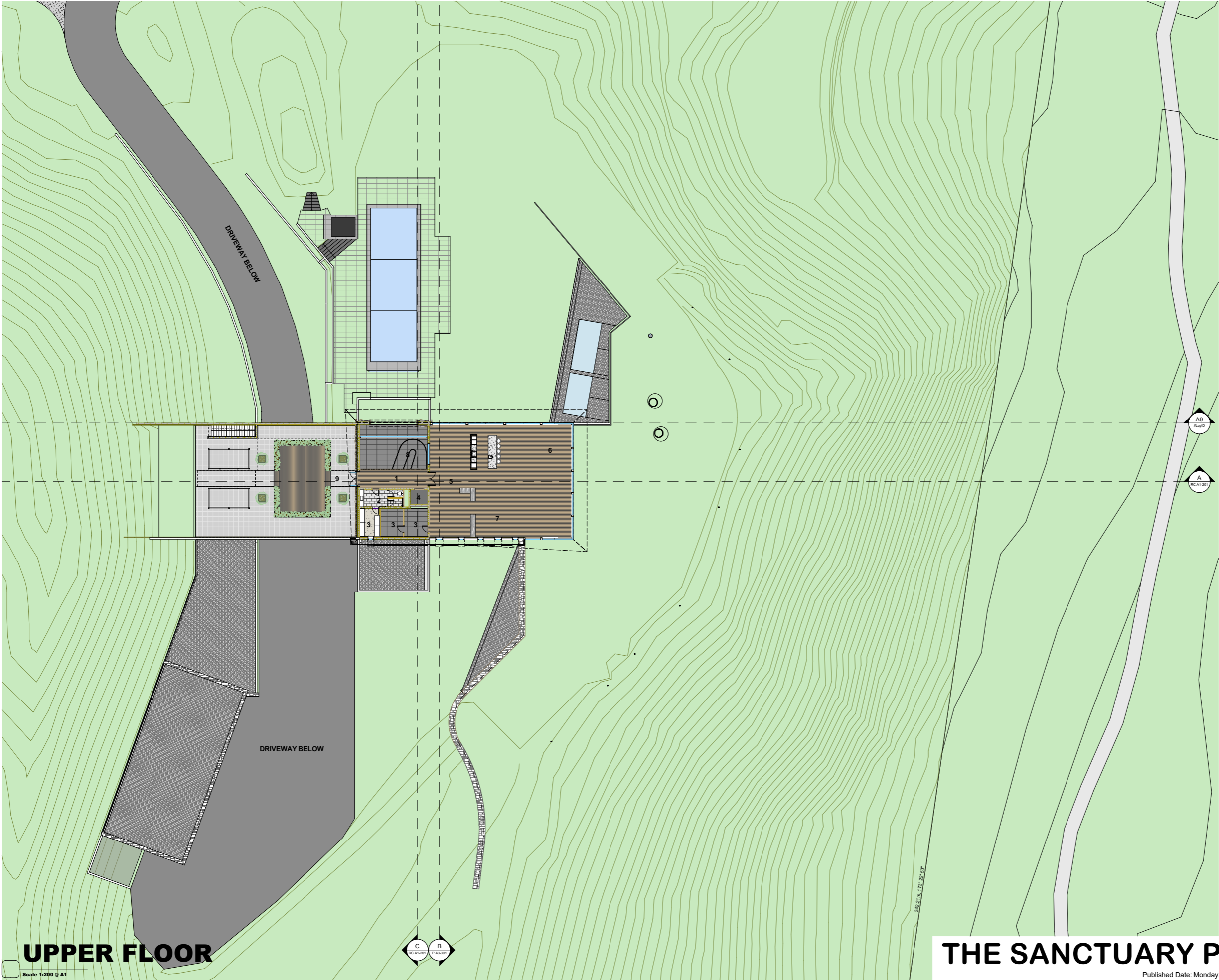
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Proposed Dwelling Ground Floor Plan - Level 2
Data Source: www.sortedarchitecture.co.nz



Proposed Replacement Dwelling, 492 Wanaka - Mt Aspiring Road, Wanaka
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SHEET
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UPPER LEVEL
F.F.L. 336.480
FLOOR AREA = 344.46m²

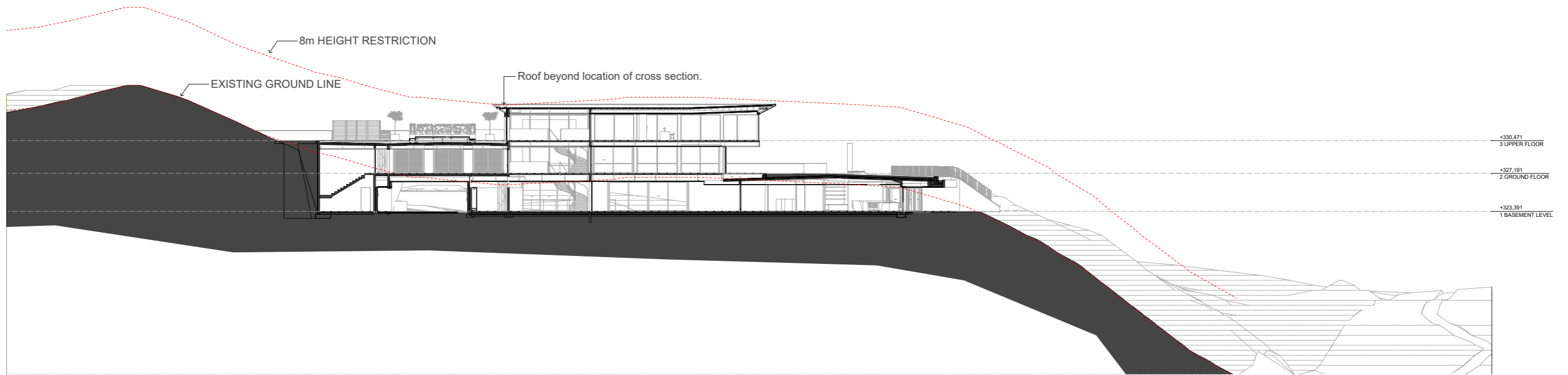
- 1. Landing
- 2. Bathroom
- 3. Closet
- 4. Lift
- 5. Hobbies
- 6. Lounge
- 7. Study
- 8. Void
- 9. Deck

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SORTED ARCHITECTURE

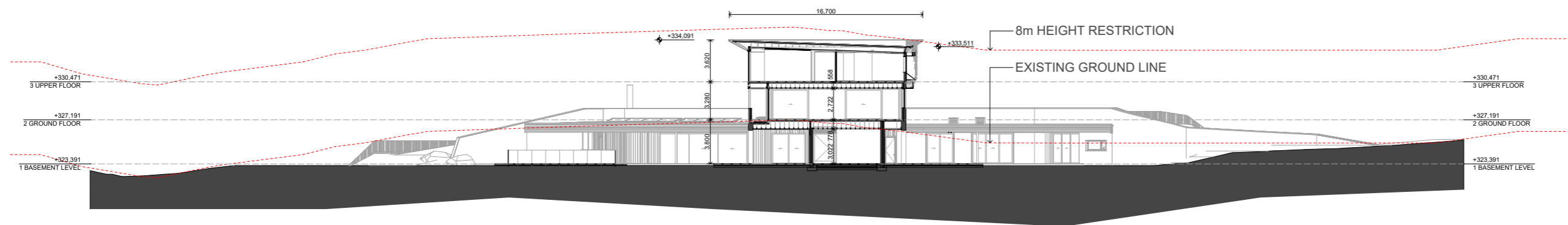
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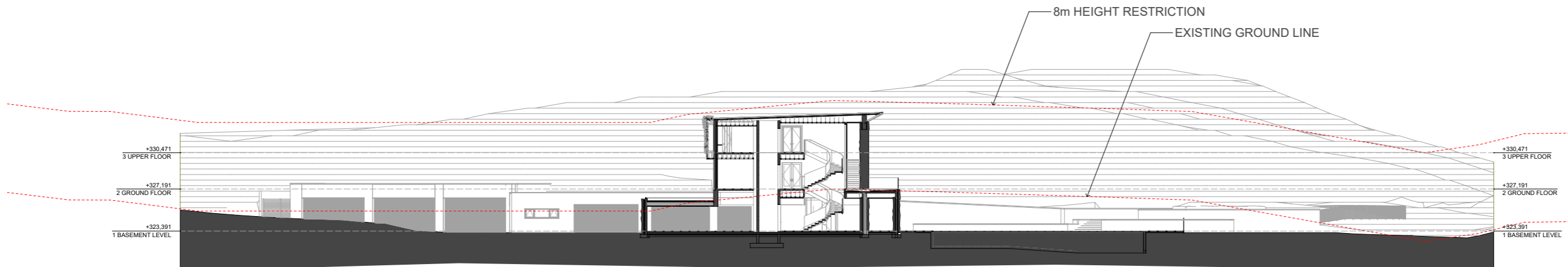
SECTION AA

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SECTION BB

Scale 1:200 @ A1



SECTION CC

Scale 1:200 @ A1

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Proposed Dwelling Section Elevations AA, BB, CC
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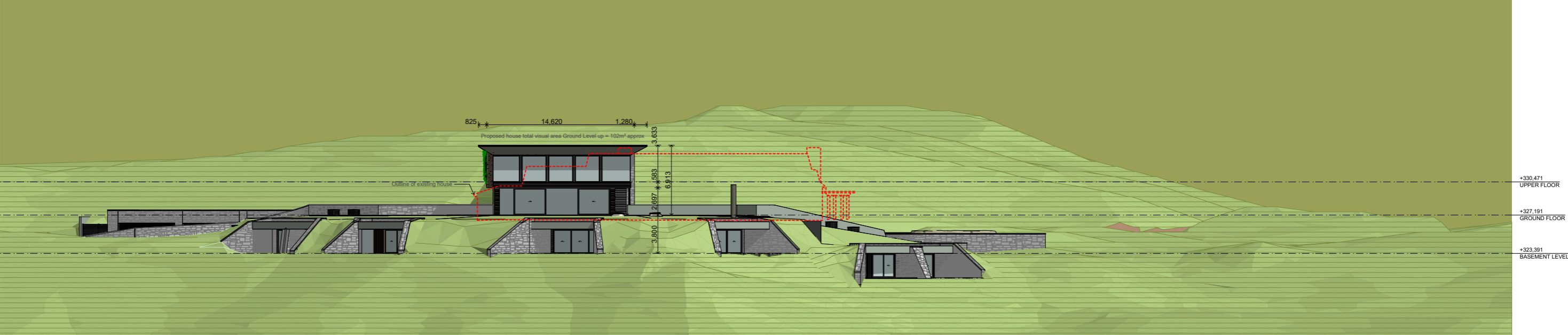
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June 2021

SHEET
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EXISTING_EAST ELEVATION

Scale 1:200 @ A1



PROPOSED_EAST ELEVATION

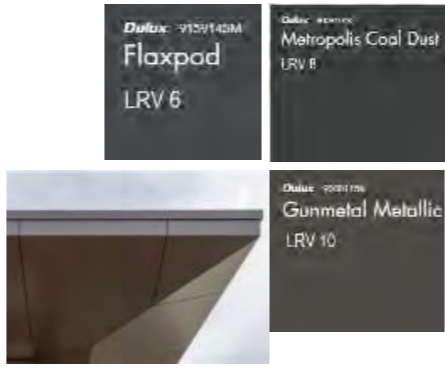
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TIMBER CLADDING
Soffit and horizontal timber wall cladding to be Thermory Ash with natural oil or stain finish



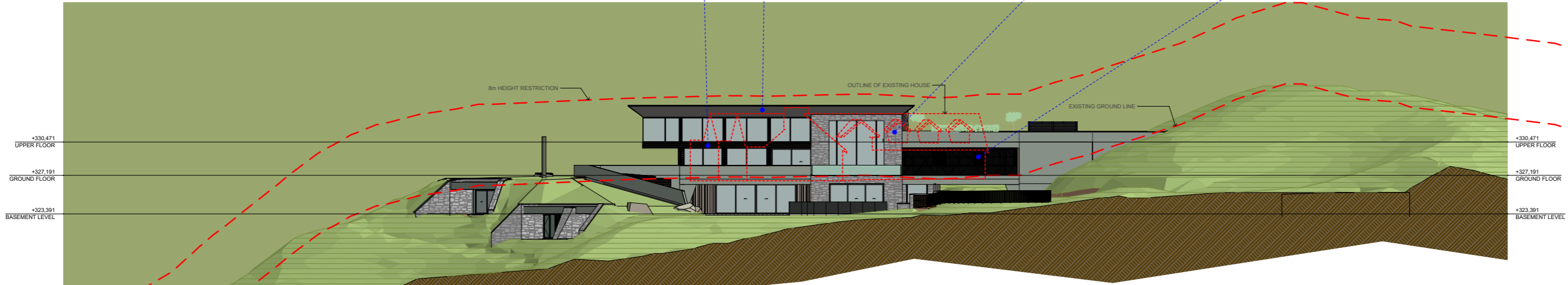
SOFFIT LINING
Aluminium powder coated panel soffit lining similar to above image and finished with one of the selected colours above.



SCHIST STONE VENEER
Similar stone sizing and colour to current house. Stone to be Cluden blend style as per top image, with 10mm flush mortar finish similar to bottom image

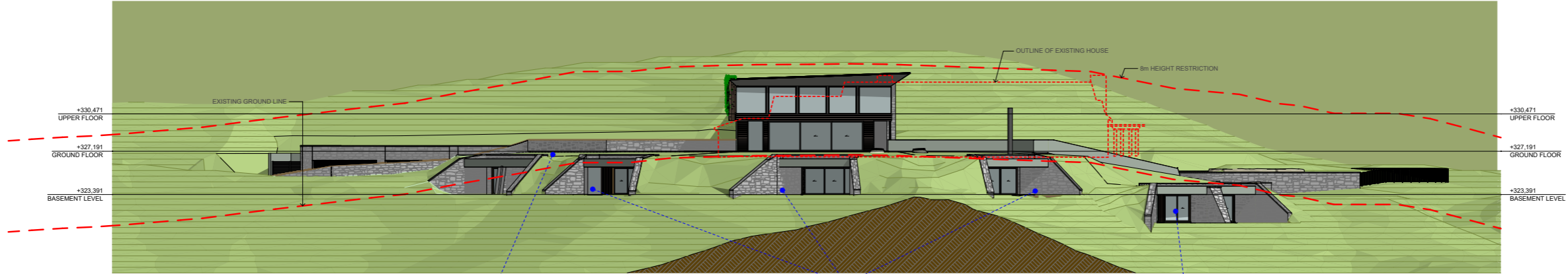


EXTERIOR TIMBER SHUTTERS
Style as per image above. Timber to be Thermory Ash to match timber cladding



NORTH ELEVATION

Scale 1:200 @ A1



EAST ELEVATION

Scale 1:200 @ A1

GREEN ROOF

Green Roof planted with grasses, shrubs and ground covers



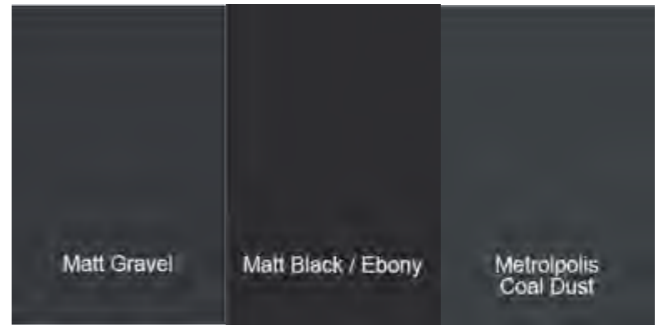
SCHIST CLAD NATURALLY LANDSCAPED OPENINGS

Landscape openings planted with selected grasses, ground covers and lichen over schist clad walls integrating the openings seamlessly into the landscape of the existing escarpment.



EXTERIOR JOINERY

Powder Coated Aluminium windows and doors finished with one of the selected colours below.



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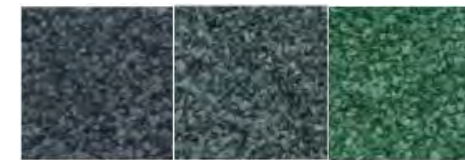
Published Date: Thursday, 15 April 2021

RC.A1-302





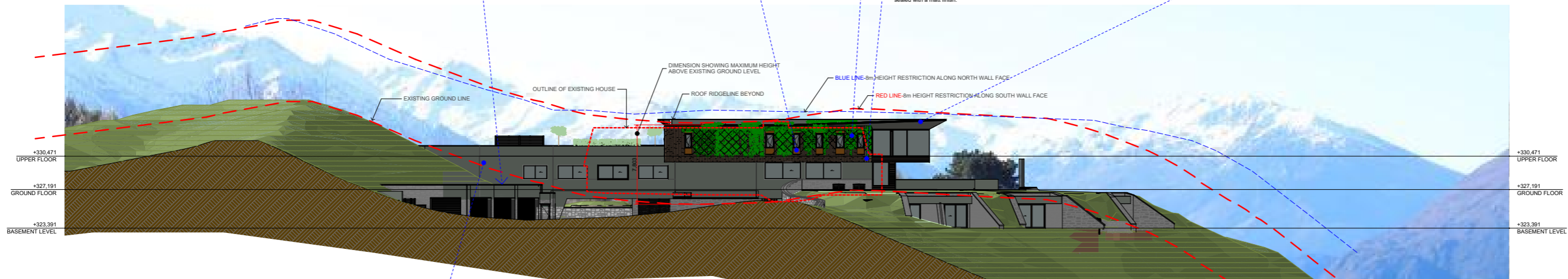
	Peter Felt 468 LRV 18%		Peter Felt 450 LRV 28%
	Peter Felt 825 LRV 24%		Peter Felt 469 LRV 31%
	Peter Felt 403 LRV 21%		Peter Felt 545 LRV 31%



NURAPLY 3PM ROOFING MEMBRANE
Nuraply 3PM roofing membrane finished with a selected slate chip

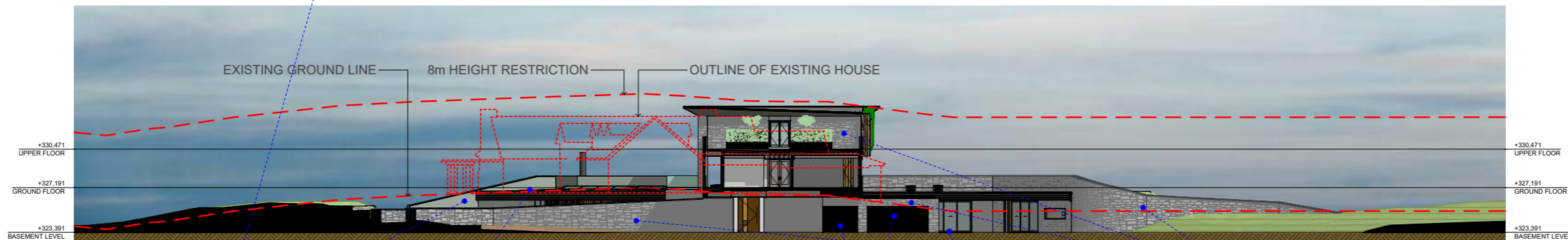
GLASS REINFORCED CONCRETE (GRC) FACADE PANELS

GRC facade panels with a three dimensional pattern manufactured with a rough sawn board form texture creating a subtle shadowing which will defuse the appearance of a monolithic colour and further reduce the overall LRV of the wall. The concrete used to form the GRC panels will be coloured in a selected colour from the Peter Felt range of specialist colours, sealed with a matt finish.



SOUTH ELEVATION

Scale 1:200 @ A1

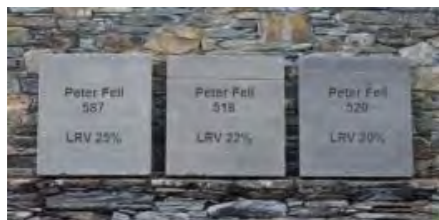
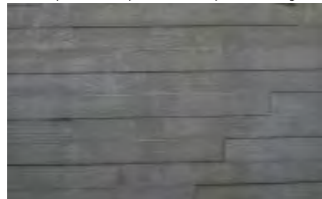


WEST ELEVATION

Scale 1:200 @ A1

CONCRETE WALLS

Board form precast concrete panels. Coloured as per Peter Felt images below

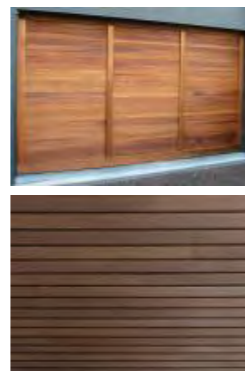


BALLAST ROOF



TIMBER GARAGE DOORS

Garage door style as per top image. Timber to be Thermory Ash or stained Accoya as per bottom image



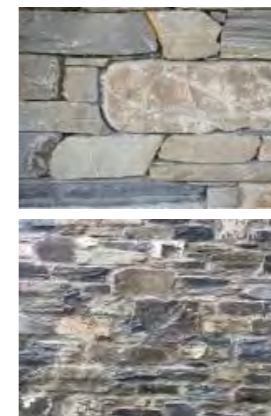
SCHIST FLAG STONE PAVING

To selected outdoor paved areas



SCHIST STONE VENEER

Similar stone sizing and colour to current house. Stone to be Cluden blend style as per top image, with 10mm flush mortar finish similar to bottom image



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Proposed Dwelling South and West Elevations Materials and Colour Palette

Data Source: www.sortedarchitecture.co.nz



Proposed Replacement Dwelling, 492 Wanaka - Mt Aspiring Road, Wanaka

June 2021

SHEET
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rough & milne landscape architects