

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Rezoning Hearing
Stream 12 – (Upper
Clutha mapping)

**STATEMENT OF EVIDENCE OF HELEN JULIET MELLSOP
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE

17 March 2017

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1. INTRODUCTION

- 1.1 My full name is Helen Juliet Mellsop. I hold the qualifications of Bachelor of Landscape Architecture from UNITEC Institute of Technology, Bachelor of Human Biology from University of Auckland and Diploma of Horticulture (Distinction) from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects and have been practising for over 15 years. I am currently self employed as a consultant landscape architect.
- 1.2 Between January 2008 and March 2010, I was a Senior Landscape Architect at Lakes Environmental Limited, a company contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council (**QLDC** or **Council**). Since forming my own consultancy in 2010 I have continued to provide landscape architectural services to QLDC. I have appeared regularly as an expert witness at Council Hearings and have also participated in Environment Court mediations and prepared briefs of evidence for several appeal hearings in the Environment Court.
- 1.3 I have been engaged by the QLDC to provide evidence in relation to the rezoning and landscape classification submissions on Stage 1 of the Proposed District Plan (**PDP**), specifically with respect to landscape matters in the Upper Clutha Basin.
- 1.4 I am generally familiar with the Upper Clutha area of the Queenstown Lakes District (**District**), having undertaken landscape assessments for numerous rural resource consent applications in the area between 2008 and 2015. I have also visited all the sites subject to rural rezoning or landscape classification submissions between December 2016 and January 2017.
- 1.5 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this

evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

1.6 The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:

- (a) the relevant Right of Reply version of the Stage 1 chapters that are included in the Council's Bundle of Documents (**CB**), including in particular Reply Chapter 21, Rural dated 3 June 2016 [**CB15**];
- (b) the relevant landscape assessments supporting the Section 32 Evaluation Report for the Landscape and Rural Zones:
 - (i) Read Landscapes Limited, 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features' 2014 (**landscape boundaries report**) [**CB68**];
 - (ii) peer review of the Wanaka/Upper Clutha component by Anne Steven, landscape architect [**CB70**];
 - (iii) landscape assessment of Criffel Station and terrace escarpments near McKay Road 'QLDC Landscape Categorisation Lines' by Paul Smith, landscape architect [**CB71**];
 - (iv) Read Landscapes Limited, post review amendments to landscape classification report, 16 October 2014 [**CB69**];
- (c) Dr Read's landscape evidence for the Strategic Directions hearing stream [**CB38**], and for the Rural hearing stream [**CB47**];

- (d) the relevant submissions seeking rural rezoning or landscape classification changes in the Upper Clutha basin, and supporting landscape assessments, where provided; and
- (e) Environment Court cases and resource consent decisions, where relevant to the particular submission.

1.7 When I refer to PDP provisions, I am always referring to the Council's right of reply version of the PDP, as included in the Council's Bundle (unless otherwise stated).

2. SCOPE

2.1 My evidence addresses the landscape-related effects of Stage 1 rezoning and landscape classification submissions on rural-zoned land located within the Upper Clutha, with the exception of the Makarora valley, Glendhu and Parkins Bays and the Matukituki valley. The landscape-related effects of submissions in these areas are addressed by Dr Read in her evidence.

2.2 In this evidence I also address the methodology and outcomes of the studies that supported the notified landscape categorisation of the Upper Clutha Basin.

2.3 I have broadly categorised the individual submissions into the following three areas:

- (a) rezonings of an urban nature in Wanaka and Lake Hawea;
- (b) rezonings or landscape classification changes located on the Rural / Urban Fringe; and
- (c) other Rural rezonings or landscape classification changes.

2.4 I have provided my view on each of the site specific zoning and landscape classification requests as to whether I oppose the relief

sought, or whether I do not oppose the relief sought in terms of landscape effects.

2.5 In assessing the site specific submissions, I have considered the objectives and policies of the PDP in relation to Strategic Direction, Urban Development, Landscapes and Rural Zones [**CB3, CB4, CB6, and CB15**].

3. EXECUTIVE SUMMARY

3.1 The key conclusions in my evidence are that:

- (a) the methodology used to identify the outstanding natural landscapes (**ONLs**) and outstanding natural features (**ONFs**) of the Upper Clutha is an appropriate one;
- (b) the approach of mapping and confirming the ONLs and ONFs in the District is sound. It will provide greater certainty for the community, landowners and statutory bodies as to the expected landscape outcomes of the PDP;
- (c) on the whole I consider the Upper Clutha landscape categories and boundaries contained in the notified PDP are appropriate; and
- (d) in response to submissions, I have recommended changes to the landscape boundaries in the following six locations:
 - (i) Maungawera valley;
 - (ii) Pisa/Criffel range and the Clutha River near Luggate;
 - (iii) Lake Wanaka lakefront at Eely Point and Bemner Bay;
 - (iv) Hikuwai Conservation Reserve;
 - (v) Clutha River at the Albert Town bridge; and
 - (vi) confluence of the Clutha and Hawea rivers.

4. BACKGROUND

- 4.1 I have not been involved from the outset in the preparation of the PDP and have not undertaken any formal review of the proposed landscape-related objectives, policies, rules and assessment matters. I have however familiarised myself with the PDP provisions that are relevant to my evidence, and with the supporting documentation.
- 4.2 I agree with Dr Read's statements in her evidence¹ that the District includes some of the most spectacular landscapes in New Zealand, that these landscapes are highly valued by both residents and visitors, and the landscapes are also vital to the economic value of tourism. The landscape of the Upper Clutha Basin has been described in Dr Read's landscape boundaries report,² and I concur with this description.
- 4.3 In my opinion the landscape characteristics and values of the Upper Clutha that require protection and enhancement include the following:
- (a) the wild and remote character of the high mountain ranges, many of which are protected within the conservation estate;
 - (b) the openness, high natural character and visual coherence of high country farming land, including the Pisa and Criffel Ranges, the Mt Cardrona/Middle Peak/Roys Peak range, the Grandview range east of Lake Hawea, and the ranges surrounding Lake Hawea, Lake Wanaka and the Matukituki Valley;
 - (c) the legibility and natural character of the distinctive roche moutonnée within the basin including Mount Iron, Mount Barker, Mount Brown and those in the Matukituki Valley;
 - (d) the natural character of the Upper Clutha's lakes and rivers and their margins, particularly those that are ONFs or within ONLs;

1 [CB38] at paragraphs 4.1-4.2.

2 [CB68] at paragraphs 3.1.5 to 3.1.9.

- (e) the legibility, openness, and pastoral or indigenous vegetated character of the Upper Clutha Basin outwash plains, moraines, river terraces, outwash fans and fluvial escarpments; and
- (f) the natural character and visual amenity of the approaches to and landscape setting of townships within the Upper Clutha – Wanaka, Albert Town, Lake Hawea, Luggate, Cardrona and Makarora – including the contrast between urban and rural/natural environments.

4.4 I consider the methodology Dr Read has used to identify the ONFs and ONLs of the District and their boundaries is an appropriate one. I agree that a district-wide landscape assessment from first principles was not required in preparation for the PDP, as there has been general agreement amongst landscape professionals and amongst the public about the identity of these landscapes. In the case of the Upper Clutha, this general agreement is evidenced by the general lack of PDP submissions seeking removal or addition of ONFs or ONLs. As the Environment Court has stated, '*the need for expert analysis is not as to the existence of an outstanding natural landscape, but as to where it ends.*³ Almost all the landscape classification submissions discussed in this evidence seek changes, some relatively minor, to the boundaries of an ONF or ONL.

4.5 The methodology of Dr Read's landscape boundaries study involved several processes:

- (a) application of the characteristics of ONL and visual amenity landscapes, as described in Section 4 of the Operative District Plan (**ODP**);

³ *Wakatipu Environmental Society Inc vs Queenstown Lakes District Council* [2003] NZRMA 289 (EnvC) at paragraph 37.

- (b) use of the UK Landscape Institute's Guidelines for Landscape and Visual Assessment⁴ to identify broad landscape character areas and their values;
- (c) application of these guidelines and the 'modified Pigeon Bay criteria' set out in Section 5.4.2.1 of the ODP to assist in determining the quality, values and significance of the landscape character areas; and
- (d) extension of landscape boundaries already determined or described in the ODP, using the landscape character areas and a process of matching like with like.

4.6 In assessing the landscape boundary changes sought in submissions, I have used a similar methodology but have referred to the landscape-related objectives and policies of the PDP rather than the ODP. In the case of rezoning submissions, the landscape character and visual amenity effects have primarily been assessed using the Guidelines for Landscape and Visual Assessment and with reference to the PDP landscape-related objectives and policies. I have also considered whether the proposed rezoning protects or enhances the key landscape characteristics and values identified in paragraph 4.3 above.

4.7 All maps included in this evidence are oriented with north upwards on the page. The maps are for illustrative purposes only and are not to scale.

5. LANDSCAPE CATEGORISATION IN THE UPPER CLUTHA BASIN

5.1 On the whole I support the Upper Clutha landscape categories and boundaries contained in the notified PDP. I note the difficulty of defining precise 'edges' to an ONF or ONL on a GIS map. Landscapes form a continuum of natural character, aesthetic value and cultural value and there are often transitional zones between landscape character areas. A three-way (in the ODP) or two-way (in

⁴ Landscape Institute and Institute of Environmental Management and Assessment. Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013.

the PDP) categorisation of landscape must necessarily contain some anomalies and transitional areas.⁵ Nevertheless, I am satisfied that the landscape boundaries in the notified PDP are, on the whole, logical and defensible. The areas where I have recommended changes to the landscape boundaries are discussed in the sections on submissions, below. In summary these areas are (in the order followed in Dr Read's landscape boundaries report) **[CB68]**:

- (a) Maungawera Valley – relocation of the ONL boundary on northern side of valley (refer #791 Tim Burdon submission, page 81 of this evidence);
- (b) Pisa/Criffel range and Clutha River near Luggate (refer #482 Lake McKay Station submission, page 52 of this evidence);
- (c) Lake Wanaka lakefront at Eely Point and Bremner Bay (refer #206 Roger Gardiner submission, page 14 of this evidence);
- (d) deletion of part of Hikuwai Conservation Area (refer #502 Allenby Farms submission, page 32 of this evidence);
- (e) Clutha River Albert Town bridge – correction of a mapping error (refer #110 Alan Cutler submission, page 90 of this evidence); and
- (f) confluence of Clutha and Hawea Rivers and associated river terrace systems (refer #400 James Cooper submission, page 60 of this evidence and #531 Crosshills Farm submission, page 66 of this evidence).

5.2 I note that Ms Anne Steven, in her peer review of Dr Read's landscape boundaries study **[CB70]**, has stated that for a landscape to qualify as an ONL it must be determined to have at least a moderately high level of natural character. This has led her (in her

⁵ I acknowledge that in the Landscape Chapter described in 6.2 **[CB6]** the Landscapes have been categorised into three classifications within the Rural Zone – ONL, ONF and the Rural Landscapes classification. When I say "two—way", I am considering ONLs and ONFs as one category, and the Rural Landscape classification as another, with the purpose being to show a change in regulatory approach, to the categorisation of landscapes between the ODP and the PDP.

peer review) to recommend exclusion of some areas from larger ONLs on the basis that they were not sufficiently natural. Ms Steven's recommended landscape boundaries are sought by some submitters. I disagree with the suggested requirement that an ONL must have a specified level of natural character. A landscape may be significantly modified by farming activities and pasture improvement but still be recognised as an ONL for other reasons (eg striking topography or cultural/associative values). I understand that this principle has been confirmed by the Environment Court in *Upper Clutha Tracks Trust v Queenstown Lakes District Council (the Parkins Bay decision)*.⁶

- 5.3** Late in the process of PDP preparation, I understand that alternative landscape boundaries in the vicinity of Criffel Station and for the Glenfoyle escarpments in south-east Hawea were recommended by Mr Paul Smith, landscape architect, of Vivian and Espie Limited. These recommended changes were included in the notified PDP. I understand they were not reviewed by any other landscape architect.

Glenfoyle escarpments

- 5.4** Having reviewed the reports of Ms Stevens, Dr Read and Mr Smith in regard to three distinctive terrace escarpments in the south-east corner of the Upper Clutha basin and visited this area, I concur with Mr Smith's opinion that the escarpment faces should not be identified as ONF. I consider that the notified PDP ONL/ONF boundaries in this part of the basin are appropriate.

ONL boundary at Criffel Station

- 5.5** The ONL boundary at the northern end of the Pisa/Criffel ranges is discussed in the section below on the Lake McKay Station submission (#482) on page 52. I have recommended some changes to the notified ONL boundary at Criffel Station in response to this submission.

⁶ *Upper Clutha Tracks Trust v Queenstown Lakes District Council* [2010] NZEnvC 432 at paragraph 63-65.

Upper Clutha Environmental Society Inc – 145

- 5.6** In submission 145, the Upper Clutha Environmental Society Inc (**UCESI**) seeks exclusion of the landscape categorisation boundaries from the PDP. Failing that, UCESI recommends that the boundaries be included as indicative lines, subject to refinement in the Environment Court. UCESI considers that the boundaries in the PDP are not credible in many places and that the current process under the ODP, which involves a case by case consideration in the Environment Court, is a more efficient and accurate method of determining landscape boundaries. I understand this submission point has already been addressed, as it relates to the policy framework, in the Rural hearing stream.
- 5.7** In my opinion the approach of mapping and confirming the ONLs and ONFs in the District is a sound one. It will provide greater certainty for the community, landowners and statutory bodies as to the expected landscape outcomes of the PDP. The landscape boundaries report and associated reviews have been undertaken on a district-wide basis rather than addressing only the landscape context of a specific resource consent application. A consistent methodology has also been used to assess the landscape, as summarised at paragraph 4.5 of this evidence. In addition the determination of categories and boundaries has not been potentially influenced by the financial resources of applicants and submitters, or by the level of public participation in Environment Court proceedings.
- 5.8** While there are differences of opinion amongst the landscape architects who have assessed or reviewed the landscape boundaries – Dr Read, Ms Steven, Mr Smith and myself – there is also considerable agreement. I note that the number of submissions seeking changes to the notified boundaries in the Upper Clutha is relatively small in relation to the number of landowners affected by the landscape boundaries.
- 5.9** I therefore oppose the relief sought by UCESI.

6. REQUESTS FOR REZONINGS IN URBAN WANAKA AND LAKE HAWEA

6.1 This section of my evidence deals with submissions seeking rezoning of rural land within the Urban Growth Boundary of Wanaka or within an Urban Growth Boundary for Lake Hawea that has been recommended by the Hawea Community Association (Council's Supplementary Bundle of Documents (SB) at [SB82].

6.2 The landscape-related PDP objectives for urban development include the following [CB3 and CB4]:

3.2.2.1 Ensure that urban development occurs in a logical manner:

- *That promotes a compact, well designed and integrated urban form;*
- *That protects the District's rural landscapes from sporadic and sprawling development.*

3.2.5.3 New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

4.2.8.2 Ensure that development within the Wanaka Urban Growth Boundary:

- *Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings*
- *Does not diminish the qualities of significant landscape features*

6.3 The submissions below have been considered in relation to these objectives.

Alistair Munro – #3

6.4 Alistair Munro has sought that 5.7354 ha of currently operative Rural General land (parts of Lots 4 to 7 and 9 DP 300734, Lots 1 and 2 DP

304817, and Lot 99 DP 485973) with a notified Building Restriction Overlay Area (**BRA**) be rezoned from notified Rural zone to Large Lot Residential zone.

- 6.5** The site is located on the upper eastern moraine slopes above the Kirimoko low density residential subdivision in Wanaka. It includes part of the conifer plantation known as Sticky Forest, as well as open undeveloped pasture (refer **Photographs 1** and **2** below). There is one existing dwelling on the site (on Lot 1 DP 304817), a public walkway, and a water reservoir belonging to QLDC.



Photograph 1: Annotated view from Kirimoko Crescent towards conifer forest on BRA (photograph taken at 50mm lens equivalent at 5.09pm on 2/12/16).



Photograph 2: Annotated view from Kirimoko Crescent towards BRA and existing dwellings on Peak View Ridge (panorama stitched from 2 photographs taken at 50mm lens equivalent at 5.08pm on 2/12/16).

6.6 The operative BRA was imposed as part of the Kirimoko Block Plan Change 13. Four landscape assessments undertaken in preparation for the plan change had highlighted the importance of retaining the visually prominent upper north-eastern and eastern slopes of the Kirimoko block as a natural landscape setting for the lake and town. This was despite the presence at the time of existing visible houses on the Beacon Point ridgeline above (rural residential development on Peak View Ridge).⁷

6.7 Submitter #3 considers that the landscape values protected by this BRA are already diminished to such an extent that there is no justification for retaining the Rural zone and overlay. His reasons are that additional large houses have been built on Peak View Ridge, that the Low Density Residential land below will be subdivided and developed in the future, and that there is now Large Lot Residential zoning proposed to the east. Two further submissions from Crescent Investments Ltd (FS#1311) and Kirimoko Park Residents Association Inc. (FS#1326) oppose the submission, on the basis that the BRA was an integral part of Plan Change 13 and was required to provide separation between the Kirimoko development and rural living on Peak View Ridge. The further submitters are also concerned that the proposed rezoning would compromise the amenity and landscape values of the public walkway that passes through the BRA.

6.8 In my view, extending the Large Lot Residential zone as sought would only be appropriate if the notified BRA was retained and buildings within this area were a prohibited activity, as is the case in the ODP. There has been no significant change to the landscape anticipated at the time of Plan Change 13 and the landscape values of this part of the Beacon Point Ridge remain important namely:

- (a) as a visually prominent and geologically significant terminal moraine ridge;
- (b) as a natural landscape setting for the town when viewed from the lake; and

⁷ Section 32 Report: Plan Change 13 Kirimoko Block Wanaka, p25.
http://www.qldc.govt.nz/assets/OldImages/Files/District_Plan_Changes/Plan_Change_13_downloads/Section_32_Report_PC_13_Section_32_Report.pdf

(c) as a more natural edge to urban development.

6.9 The Northlake Special Zone to the north-east includes a BRA along the crest of the Beacon Point Ridge adjacent to the Kirimoko BRA. Although Rural Lifestyle-zoned land to the east is rezoned as Large Lot Residential in the PDP, existing lots on Peak View Ridge are in almost all cases either less than 8,000m² in area or contain large dwellings that would preclude further subdivision. I therefore consider there is little opportunity for further intensification of development east of the Kirimoko BRA.

6.10 I therefore oppose the relief sought by submitter #3.

Roger Gardiner – #206

Ross and Judith Young Family Trust – FS#1088

6.11 Roger Gardiner has sought that all reserves covered by the Wanaka Lakefront Reserves Management Plan (October 2014) **[SB78]** be classified and managed as ONL. The submission is supported by a further submission from the Ross and Judith Young Family Trust.

6.12 The reserves management plan covers 13 lakefront reserves from Glendhu Bay in the west to the Outlet Reserve at the Clutha River Mata-Au outlet. The majority of the reserves are classified as part of the Lake Wanaka ONL in the notified PDP, or in the case of Glendhu Bay as part of the wider ONL of west Wanaka. The exceptions are:

- (a) Wanaka Station Park; and
- (b) the central highest part of Eely Point Reserve.

6.13 There are a number of other parcels of Rural zoned land owned by QLDC that are classified or managed as reserves and directly adjoin the lakefront reserves covered by the reserves management plan. These parcels are not classified as ONL in the notified PDP but it is unclear whether the submitters are also seeking ONL classification for this land:

- (a) Beacon Point Reserve, adjoining Bremner Bay Reserve and accessed from Roto Place – Lot 9 DP18825, Pt Lot 3 DP19057, and Lot 11 DP24532 Block XIV Lower Wanaka SD; and
- (b) three parcels of QLDC-owned land adjoining Bremner Bay Reserve on Beacon Point – Pt Lots 1-2 DP17422 and Lot 10 DP23717.

6.14 Wanaka Station Park is a passive recreation reserve that was the site of the original Wanaka Station homestead. It is zoned Low Density Residential in the notified PDP and landscape classification would therefore not be relevant unless non-complying activities were proposed.

6.15 The park contains numerous mature exotic trees, grass swards and recreational facilities such as paths, seats and picnic tables. It is surrounded on three sides by residential development and adjoins Roys Bay Reserve on the fourth. It does not form part of the immediate lake margin. Although the park has moderate aesthetic and natural character values, as well as heritage significance, these landscape values are insufficiently outstanding to warrant classification as part of an ONL. The part of the Lake Wanaka margin where it is located is the urban landscape of the township. In my view the boundary of the Lake Wanaka ONL in this location, which excludes Wanaka Station Park, is appropriate.

6.16 At Eely Point on the eastern side of Roys Bay, the notified boundary of the lake ONL follows a lot boundary approximately 30-50 metres landward of Lake Wanaka's mean high water springs. The higher part of the point, which is similar in character to the remainder of the reserve, is excluded. Mature conifers, open grass, tracks and recreational facilities are present on both parts of the reserve and there is no differentiation in landscape character between those parts included and excluded from the ONL. In this case I consider that the whole of Eely Point forms part of the Lake Wanaka margin. Therefore I support the relief sought by submitter #260, to the extent

that the ONL boundary should be amended to run along the Lakeside Road reserve boundary (shown on **Figure 1** below).

- 6.17** Beacon Point Reserve consists of open mown grass with occasional trees. The lakeside track passes through parts of the reserve. The manicured open reserve contrasts with the rough vegetated character of much of the adjacent lake margin. As with Wanaka Station Park, this reserve land is surrounded on three sides by residential development. In my view this reserve does not form part of the Lake Wanaka ONL, and I consider that the boundary in the notified PDP is appropriately located.
- 6.18** I oppose the relief sought by submitter #260 with respect to this area.
- 6.19** The case is different with the three parcels of land that adjoin Bremner Bay Reserve to the north. These parcels have the same character as the adjoining reserve land, with rough mixed exotic and indigenous vegetation. Natural processes of regeneration are evident across the lake margin. If it is considered that the submission also seeks ONL classification of these parcels of Rural-zoned land, I recommend that the submission be accepted in this respect.
- 6.20** A map of the ONL boundary on the Wanaka lakefront is included in **Figure 1** below, in particular the blue line indicates where I consider the ONL boundary should be drawn.



Figure 1: Notified PDP and recommended ONL boundaries at Bremner Bay.

Deborah Brent - #369

6.21 This submission is considered in paragraphs 7.41 to 7.43 of this evidence as it is closely related to a submission from Hawthenden Farm Ltd (#776) regarding rezoning of land south of Studholme Road North.

7. REQUESTS FOR REZONINGS AND LANDSCAPE BOUNDARY CHANGES ON THE RURAL / URBAN FRINGE

7.1 In this section of my evidence I discuss the landscape implications of requests for rural rezonings or landscape boundary changes on the fringes of Lake Hawea township and the Wanaka urban area.

7.2 The relevant landscape-related objectives of the PDP for this assessment include the following [**CB3**, **CB4** and **CB6**]:

3.2.2.1 Ensure that urban development occurs in a logical manner:

- *That promotes a compact, well designed and integrated urban form;*
- *That protects the District's rural landscapes from sporadic and sprawling development.*

3.2.5.3 New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

4.2.8.1 Limit the spatial growth of Wanaka so that:

- *The rural character of key entrances to the town is retained and protected, as provided by the natural boundaries of the Clutha River and Cardrona River*
- *A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity*
- *Ad hoc development of rural land is avoided*
- *Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development*

6.3.1.4 Discourage urban subdivision and urban development in the Rural Zones.

6.3.1.6 When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation to the values derived from open rural landscapes.

7.3 The protection of the natural character and visual amenity of the approaches to and landscape setting of Wanaka have also been considered in the assessments below.

LAKE HAWEA TOWNSHIP FRINGES

Support rezoning: Willowridge Developments Limited – #249, Streat Developments Limited – #697, Jude Batson – #460, Joel van Riel – #462

Oppose rezoning: Laura Solbak – #119, Gaye Robertson – #188, Robert Devine – #272, Hawea Community Association – #771, Jan Solbak – #816

7.4 The submissions listed above are similar, in that they all seek or oppose rezoning of the Township or Rural Residential zoned land between Hawea township and Cemetery Road (including the Timsfield subdivision). Streat Developments Limited (#697) also seeks rezoning of the Rural Residential-zoned land south of Cemetery Road. Five further submissions support or oppose the above submissions (Laura Solbak #119, Gayle Robertson #188, Robert Devine #272, Hawea Community Association #771 and Jan Solbak #816).

7.5 The land subject to these rezoning requests is relatively level outwash plain immediately south of the Lake Hawea terminal moraine. To the north is the original Lake Hawea township and some undeveloped pastoral land which is zoned for township expansion. To the south of Cemetery Road is the rural land of the Hawea outwash plain, predominantly pastoral in use and divided by conifer shelter belts, but also including some areas of forestry. The landscape is not part of an ONL or ONF.

7.6 The Rural Residential Zone west of Muir Road has been subdivided into predominantly 4,000m² lots (Grandview Stages 1 and 2) and many lots now have dwellings. Submitters #460 and #462 are seeking rezoning of this area to an unspecified residential zoning that would allow subdivision to 2,000m² or smaller. Streat Developments Ltd holds a resource consent (RM050083) to subdivide the adjoining landholding to the west into ninety 800 – 1,200m² lots (Grandview Stage 3) and is seeking Township zoning for this land. Willowridge Developments Ltd owns or has developed the remaining area west to Domain Road. The Timsfield subdivision has been established on the Township-zoned part of the land. Willowridge Developments Ltd

seeks Low Density Residential zoning for both the existing Township zone and the Rural Residential zone on their land (I understand the former rezoning request to Township is not on Stage 1 of the PDP and is not being considered in evidence). To the south of Cemetery Road, Streat Developments Ltd holds a resource consent for a complying rural residential subdivision, but seeks Township zoning with a 1,500m² lot size minimum.

- 7.7** From a landscape perspective I do not oppose the rezoning of the current Rural Residential zone north of Cemetery Road, to allow residential subdivision down to 800m² lots, as long as a landscape buffer is maintained along the road, and driveway access to the road is limited. In my view subdivision to less than 800m² would adversely affect the amenity and character of the existing Lake Hawea township. I oppose the relief sought by Submitters #249 and #649 in this respect.
- 7.8** The land sought to be rezoned is likely to have little remaining rural character or amenity once existing lots are developed and existing consents implemented. In my opinion Cemetery Road would form an appropriate boundary between urban and rural landscape character. Potential adverse effects on the visual and rural amenities of Rural zoned land to the south and on the natural character of Lake Hawea township's landscape setting could be adequately mitigated by the measures recommended above (landscape buffer and limitation of access). Resource consent conditions for Grandview Stage 3 require building setbacks of 10 metres on Cemetery Road and planting and maintenance of a 6-metre landscape buffer. I would recommend similar restrictions on neighbouring land, if it is to be rezoned to Township Zone.
- 7.9** In this location, the openness of views from Cemetery Road is not an important component of the landscape quality. Hedgerows and wilding conifers already restrict wider views to the south from the road, and views to Mt Maude and the Grandview Range would still be available.

- 7.10** Further subdivision within existing rural residential development (Grandview Stages 1 and 2 around Lichen Lane, Sam John Place and Grandview Road) would reduce the natural character of the area and is likely to change the currently varied, rough and unkempt elements to a more uniform and manicured urban form with significantly less open space. This would change the type of amenity experienced by existing residents. I note that a review of the 2003 Hawea Community Plan commissioned by the Hawea Community Association (Submitter #771) has recommended that Rural Residential zoning of the existing rural residential development be retained, on the basis that more intensive zoning would have adverse impacts on the lifestyle and amenity of existing residents.⁸ The association supports the rezoning of currently undeveloped Rural Residential land north of Cemetery Road to the Township zone. There are four submissions from residents in the Rural Residential Zone (#119, 188, 272 and 816) that seek retention of the notified PDP zone. Their reasons include the potential loss of a buffer zone between the township and rural area, and a reduction in their rural and residential amenities.
- 7.11** In my view extension of urban zoning south of Cemetery Road, as sought by Streat Developments Limited (#697), would result in sprawl of the township into the surrounding rural landscape setting and would detract from the natural, rural and pastoral character of the landscape. Rezoning of this land could also result in pressure for further rural living development within Rural zoned land south of Cemetery Road. I therefore oppose the relief sought by Streat Developments Limited.
- 7.12** The Hawea Community Association (#771) has sought that an Urban Growth Boundary for Lake Hawea township be defined in the PDP. The boundary sought by the submitter includes the Rural Residential-zoned land south of Cemetery Road that Streat Developments Limited has sought to be rezoned. For the reasons stated in the paragraph above, I consider that any Urban Growth Boundary should

8 Southern Planning Group. Hawea Community Plan Review and Recommendations for the Upcoming District Plan Review. Hawea Community Association, July 2015, p7

run along Muir and Cemetery roads, and should exclude the land south of Cemetery Road.

WANAKA TOWNSHIP FRINGES

- 7.13** The area of land under consideration in this section is that enclosed by Lake Wanaka, the Clutha River Mata Au (**Clutha River**), the Cardrona River, the Mt Alpha mountains, and Waterfall Creek.
- 7.14** The key geological features of the area include the terminal moraine and lateral moraines enclosing Lake Wanaka, the ice-eroded schist landforms, including Mt Iron and the hills east of Ruby Bay Road, and the glacial outwash plains, modified by subsequent fluvial action.
- 7.15** Urban Wanaka is built on lake deposits and on the terminal moraine from the last glaciation, with some spillover onto the glacial outwash plains toward the Cardrona River. The town has high visual amenity values as a result of its dramatic landscape setting, which includes Lake Wanaka, Mt Alpha, Mt Iron, and the open rural land to the east. Open space and vegetation on the Wanaka Golf Course, the QLDC-owned land between Lismore and Plantation Roads, and Beacon Point Ridge provide a natural setting and enclosure for the town centre. The mountains and the Cardrona and Clutha Rivers form clear natural boundaries to urban and rural living development.

Ranch Royale Estate Limited - #412

- 7.16** Submitter #412 has sought the rezoning of approximately 9.8ha of land (Lot 1 DP 303207 – Ranch Royale Estate Limited property, and Lot 1 DP 15227 – Puzzling World) from notified Rural zone to Three Parks Special zone with a Tourism and Community Facilities and/or Commercial Activities sub-zoning. I understand that the Three Parks zone is not a Stage 1 zone and that the (operative) Three Parks Structure Plan has not been notified in Stage 1. However, I understand there is scope to change the zoning of the notified Rural zone land and therefore I have assessed the submission on the basis that tourism, community or commercial activities are sought on the site.

- 7.17** Along with the proposed Rural zoned Puzzling World site to the west and Rural Lifestyle zoned land to the east, the area sought is within a different landscape character area from the Three Parks zone – it is located on a higher terrace that includes hummocky moraine landforms. It also forms part of the approach to and landscape setting of urban Wanaka.
- 7.18** A key landscape consideration when considering any change to the zoning of this land is the importance of protecting the natural and rural character of the approach to Wanaka township. Apart from the Puzzling World development, there is little built development visible from this section of SH84 and the dominant landscape elements are pastoral open space, exotic trees and the steep slopes of Mount Iron. The existing level of naturalness, pleasantness and coherence is vulnerable to significant degradation if additional built development were to occur in this part of the road corridor. West of Puzzling World, the amenity of the corridor is protected by the open space setback from highway in the Three Parks zone.
- 7.19** I consider that if rezoning of the site to Three Parks zone were to occur, a development setback or BRA would be required to ensure that no development occurred on the northern face or crest of distinctive moraine hummock closest to the highway. In addition I consider that the escarpment leading down from the southern moraine hummock within site to the Three Parks zone makes an important contribution to the legibility of the landscape and to the visual amenity of the future urban areas to the south.
- 7.20** My view is that the characteristics of the site (the steep slopes, the visually prominent landforms and the levels of visibility from the Three Parks zone and Ballantyne Road), and the contribution the site makes to the landscape values (the legibility of formative processes and their expressiveness, the entry experience to Wanaka and the natural character of the town's landscape setting) mean that the zoning sought is inappropriate. I therefore oppose the relief sought to rezone the land to Three Parks zone in relation to this site. This assessment is less relevant to the Puzzling World site, which is already developed for tourism activities.

Bernie Sugrue – #588

- 7.21** Submitter #588 has sought rezoning of 5.834ha of land at 237 Wanaka-Luggate Highway from notified Rural zone to Rural Residential zone. The site is a relatively flat triangular property on the corner of Wanaka-Luggate Highway and Albert Town – Lake Hawea Road at the base of Mt Iron. An accurate description of the site and surrounding landscape is contained in the Michelle Snodgrass' Landscape Architecture landscape assessment accompanying the submission. Not noted in the assessment is the presence of a long narrow Rural zoned lot between 237 Wanaka-Luggate Highway and rural residential development on Old Racecourse Road to the north (37 Albert Town-Lake Hawea Road, Lot 3 DP 359869). No submission has sought rezoning of this lot.
- 7.22** The site does not form part of the ONF of Mt Iron, but is immediately adjacent to the roche moutonnée. Grids of mature conifers on the site form a vegetated foreground to views from Wanaka-Luggate and Albert Town – Lake Hawea highways to the mountain and screen rural residential development to the north.
- 7.23** I concur with the findings of the Snodgrass landscape and visual assessment. In my view, Rural Residential zoning and development of the site could only be absorbed within the landscape if an effective landscape buffer screened residential activities from Wanaka-Luggate Highway, and the intersection with Albert Town-Lake Hawea Road. It is likely that earthworks consistent with the existing landform at the intersection and building height controls would be required to achieve this outcome. Visible rural residential development on this prominent corner site would in my opinion detract significantly from the natural character and visual amenity of the approach to Wanaka and from the visual integrity and naturalness of the adjacent ONF.
- 7.24** I therefore do not oppose the relief sought, provided that a landscape buffer is required as set out above. This would need to include consideration of earthworks and planting, if the rezoning was to go ahead.

7.25 If rezoning of the site were to occur, it could be appropriate for the adjoining site at 37 Albert Town-Lake Hawea Road to also be zoned Rural Residential. This would ensure consistent zoning and development intensity from Old Racecourse Road through to the site. However I understand that there is no submission that has sought rezoning of this lot.

M Beresford – #149

7.26 M Beresford (#149) has sought that 50.67 hectares of land at Section 2 Block XIV Sect 5 Lower Wanaka SD be rezoned from notified Rural zone to Low Density Residential zone. The land parcel is located on the north-eastern edge of urban Wanaka between Peninsula Bay and the Northlake Special Zone and is locally known as Sticky Forest. It is largely covered with plantation forest and is a very popular recreational destination for local and visiting mountain bikers.

7.27 The rezoning area adjoins the Lake Wanaka esplanade reserve on its northern boundary and comprises the northern crest of the Lake Wanaka terminal moraine. The boundary of the lake ONL follows a ridge within the site that visually encloses the lake edge and the outlet of the Clutha River. Over half the area M Beresford seeks to be rezoned is therefore within an ONL. Although the vegetation of the site is not indigenous, the land within environs of the lake is otherwise relatively unmodified by human activity. I consider the inclusion of the slopes associated with the lake in the ONL is appropriate.

7.28 In my view rezoning of the land to Low Density Residential, even if this is limited to the area outside the ONL, would not be appropriate from a landscape perspective. Suburban development would have substantial adverse effects on the natural character and coherence of the visually prominent moraine landform, which is an important component of the natural setting of urban Wanaka. The forested moraine ridge, along with the Kirimoko BRA, the Council reserve on Plantation Road, and the golf course provide a natural landscape setting for and containment of central Wanaka which is important to the amenity and character of the town.

- 7.29** Low Density Residential zoning of the Sticky Forest land would also undermine the purpose of the open space buffer zoned Open Space Landscape Protection under the Operative District Plan (within which buildings are a prohibited activity) on the eastern edge of the Peninsula Bay low density residential development.
- 7.30** I therefore oppose the relief sought by submitter #149.

Hawthenden Limited - #776

- 7.31** Hawthenden Limited (submitter #776) has sought that parts of Hawthenden Farm on the lower slopes of Mount Alpha be rezoned from notified Rural zone to part Rural Lifestyle and part Rural Residential zone. Two areas of Rural Lifestyle zoning are sought (of 14.2 and 35 hectares, respectively), separated by a 15.8-hectare area of Rural Residential zoning. The submitter has also sought that the boundary of the Mount Alpha range ONL be relocated to the top of the Mount Alpha fan.
- 7.32** A landscape assessment in support of the submission has been provided by Rough & Milne Landscape Architects. I have also read the report on the geology of Hawthenden Farm provided by Steve Leary, Consultant Geologist.
- 7.33** Hawthenden Farm is a 229-hectare sheep and deer farm that adjoins the south-western side of urban Wanaka. The characteristics of the farm and the surrounding landscape are accurately described in the Rough & Milne landscape assessment and in most respects I concur with the landscape character assessment contained in Section 3 of the report. However, I consider that neither the landscape assessment nor the geology report have adequately taken into account the origins and significance of the distinctive Alpha fan in the upper part of the property. I also consider the landscape assessment has overemphasized the distinction between this fan and the schist mountain slopes above in terms of contrasts in colour and texture and in pastoral character.

- 7.34** The Environment Court decision that established the boundary of the Mount Alpha range ONL⁹ on the property includes a description of the geology of the Alpha fan. It stated that the fan consists of lateral moraine from an early glaciation period overlain by younger alluvial fans from Mount Alpha and legibly truncated by later glacial or fluvial action. The Court accepted that the prominence, coherence and distinctiveness of this fan qualified the landform for inclusion in the ONL, despite the overlay of human modification in the form of improved pasture, exotic trees and shelter belts. The Court considered that the differences in land management between the fan and the mountain slopes above were relatively ephemeral and reversible, while the geomorphological characteristics of the mountain face and fan were a more solid basis for landscape categorisation.
- 7.35** In the Rough & Milne report the Alpha fan is assessed as having a moderate to low level of naturalness, which in the report writer's view excludes it from potential inclusion in the ONL.¹⁰ I differ from the report writer in her view that the '*type and especially patterns of vegetation are the strongest indicator of naturalness*'.¹¹ While the presence of indigenous vegetation patterns is an important component of natural character, unmodified and legible geomorphology is also important, particularly in the District where many of the valued ONLs have modified pastoral cover.
- 7.36** My own assessment of the naturalness of the Alpha fan is that it has a moderate to high level of natural character. I also disagree with the premise that a landscape must have a particular level of natural character to be considered for categorisation as an ONL. My reasons for this opinion are set out in paragraph 5.2 of this evidence. The Environment Court in the Parkins Bay decision expressed its concern about the use of vegetative patterns as the most significant criterion for determining the boundaries of ONLs,¹² and highlighted the importance of striking landform in some cases.

9 *Wakatipu Environmental Society Inc v Queenstown Lakes District Council* [2003] NZRMA 289 (EnvC) at paragraphs 43-52.

10 Rough & Milne Landscape Architects. Hawthenden Farm – Wanaka, Landscape and Visual Assessment, 22 October 2015, page 17.

11 *Ibid*, page 12.

12 *Upper Clutha Tracks Trust v Queenstown Lakes District Council* [2010] NZEnvC 432 at paragraph 63.

7.37 Having visited the site and viewed it from the surrounding area, including Mount Iron, central Wanaka, Cardrona Valley Road and the Beacon Point area, I concur with the ONL boundary as determined by the Environment Court.¹³ While of a much gentler gradient than the upper mountain slopes, the fan and its truncated edge form a distinctive, prominent and legible landform that is more coherent with the mountain slopes above than with the gentle rolling alluvial land below (refer **Photographs 3** and **3A** below). Contrasts in colour and texture between the fan and the mountain slopes are readily apparent at some times of the year, but at others there is little differentiation. The rough scattered vegetation of the truncated edge of the fan also links it visually with the slopes above.



Photograph 3: View from Mount Iron track towards Mount Alpha (photograph taken at 50mm lens equivalent at 9.30am on 4/12/16).

¹³ *Wakatipu Environmental Society Inc v Queenstown-Lakes District Council* [2003] NZRMA 289.



Photograph 3A: Annotated view from Mount Iron track towards Mount Alpha, showing Alpha fan extent (photograph taken at 50mm lens equivalent at 9.30am on 4/12/16).

7.38 The Environment Court found that the boundary of the ONL is the river-truncated end of the Alpha fan.¹⁴ It is unclear whether this means the crest or toe of the escarpment but the boundary in the ODP and in the notified PDP has been drawn roughly at the toe of the escarpment, which I consider is the most logical and defensible location. The exception is at the eastern end of the fan where the boundary moves up onto the fan to exclude the existing dwellings at 63 and 115 Studholme Road. A more detailed and accurate boundary at the base of the Alpha fan escarpment is recommended in **Figure 2** below. Other than the minor alterations to the ONL boundary shown in **Figure 2**, I oppose the relief sought by the submitter in so far as it relates to the ONL boundary.

¹⁴ *Wakatipu Environmental Society Inc v Queenstown Lakes District Council* [2003] NZRMA 289 (EnvC).



Figure 2: Notified PDP and recommended ONL boundaries at Hawthenden Farm.

7.39 The rezoning areas sought by Hawthenden Limited are described in section 4 of the Rough & Milne report. All three areas adjoin existing or proposed urban zoning to the north of Studholme Road. I agree with the Rough and Milne report that Rural Lifestyle zoning in Areas A and C (shown in the submission and also in Mr Barr's evidence) could be absorbed without significant adverse effects on the rural character of the peri-urban area or on the visual amenity values of the surrounding urban and rural landscapes. The rezoned areas would form a transitional rural living buffer between urban Wanaka and the rural area and would be experienced and viewed in the context of future urban development within the Urban Growth Boundary. I therefore do not oppose the rezoning sought in Areas A and C.

7.40 More intensive Rural Residential development is sought by the submitter for Area B, on the basis of the even gentle contour, accessibility from Studholme Road and lack of visibility from Wanaka town centre and vantage points such as Mount Iron. I agree that the rezoning area has little visibility outside the immediate vicinity but consider that Rural Residential zoning would not be consistent with the objective of maintaining a clear distinction between urban and

rural areas. The density and nature of development could be very similar in the proposed Rural Residential zone and the Large Lot Residential zone land north of Studholme Road. It is my view that Rural Lifestyle zoning of Area B would be more appropriate from a landscape perspective and would result in a continuous buffer of rural living character along the southern side of Studholme Road, particularly if land on the corner of Studholme Road and Cardrona Valley Road is also rezoned to Rural Lifestyle. I oppose the rezoning sought in relation to Area B. I would support rezoning to Rural Lifestyle Zone rather than the notified Rural zoning.

Deborah Brent - #369

- 7.41** Submitter #369 has supported notified Large Lot Residential zoning within the Urban Growth Boundary on the corner of the formed and unformed portions of Studholme Road North, but also considers that Large Lot Residential zoning should be extended south of Studholme Road onto the adjacent flat and slightly elevated areas of Hawthenden Farm. The area of rezoning sought is not defined but may overlap with that sought by Hawthenden Limited (#776) and discussed in the section above.
- 7.42** For the same reasons set out in paragraph 7.39 above I consider that rezoning of this land to Large Lot Residential would be inappropriate from a landscape perspective. The lower part of this rezoning area (264 Studholme Road) would, however, be contiguous with the Rural Lifestyle zoning sought by Hawthenden Limited to the east. In my view this land could accommodate Rural Lifestyle zoning without significant degradation of landscape quality or visual amenity and would form an appropriate extension of any Rural Lifestyle zone to the east.
- 7.43** I oppose the rezoning sought by submitter #369, except in relation to 264 Studholme Road, which I consider could be zoned Rural Lifestyle.

Allenby Farms Limited – #502

- 7.44** Submitter #502 has sought that the boundary of the Mount Iron ONF be altered to include proposed Large Lot Residential zone land on the northern slopes and kanuka-covered flats on the eastern side, and to exclude open pastoral land on the western slopes and adjoining Wanaka–Luggate Highway (SH84).
- 7.45** Mount Iron and Little Mount Iron (subsequently referred to together as Mount Iron) is a classic *roche moutonnée* – a landform created by the passage of glacier ice over bedrock. The 'upstream' side of the landform is generally smooth and eroded, while the 'downstream' side is steep, rough and craggy. Mount Iron is a prominent landmark within the Upper Clutha basin and has significant natural, aesthetic, experiential and shared values. Urban development has already extended up its gentler north-western 'upstream' side. There is also rural residential development on the steeper northern slopes, although this is visually integrated to some extent by retained kanuka forest. In my view, this urban and rural residential development has resulted in cumulative adverse effects on the natural character, visual coherence and legibility of the landform. Mount Iron is therefore highly sensitive to the adverse cumulative effects of any additional development that would degrade the important landscape values of the mountain.
- 7.46** While I have some sympathy for the proposition that the entire landform of Mount Iron should be included within the ONF, such a categorisation would be without effect as the landscape assessment matters would not apply in the urban-zoned land on the northern and western slopes. In addition I consider that the level of modification in the Large Lot Residential zone, including roading, substantial earthworks and vegetation clearance mean that it could no longer be considered as part of an ONF.
- 7.47** Conversely the open pastoral slopes on the west of the mountain are clearly part of the landform and their proposed exclusion appears to be based on vegetation patterns rather than integrity of the landform as a feature. I agree that the ONF boundary along the Wanaka –

Luggate Highway does not follow the toe of Mount Iron and includes flatter land outside the feature. However I consider it is more logical to include the reserve land adjoining the highway within the ONF, rather than leaving a small isolated strip of flatter Rural Landscape Classification land. I am opposed to the relief sought by the submitter.

- 7.48** Submitter #502 has also sought relocation of the Clutha River ONF boundary at the Hikuwai Conservation Area north of Mount Iron. The notified PDP boundary includes the entire conservation reserve within the ONF but the submitter considers that this introduces an inconsistency in the definition of the river ONF. I do not oppose the relief sought in this submission. In particular, I consider that the boundary of the Clutha ONF should consistently follow the boundary of the dominant enclosing landform, where this does not have residential zoning. Such a landform is difficult to define within the Hikuwai Conservation Area, as there are several low terraces which all have urban development at the same level further to the south (refer **Photograph 4** below). As a consequence I recommend that the ONF boundary follow the crest of the highest terrace escarpment and then the road and township boundaries to join the river bank adjacent to Albert Town (refer to **Figure 3** below).



Photograph 4: View towards Hikuwai Conservation Area from true left bank of Clutha River, with highest terrace escarpment visible at the base of Mount Iron (photograph taken at 50mm lens equivalent at 9.25am on 19/01/17).



Figure 3: Notified and recommended boundaries of the Clutha River ONF at Hikuwai Conservation Area.

7.49 Allenby Farms (#502) has sought that the notified BRA alongside the Wanaka–Luggate Highway (SH84) be removed, on the basis that it

no longer protects the amenity of the 'entry to Wanaka'. An alternative BRA on the western slopes of Mount Iron is sought.

- 7.50** I support this submission in part. I agree that houses are clearly visible on the moraine ridge above part of the BRA and that is already clear to people approaching Wanaka from the east that they are within the urban area. The BRA does provide a setback of open space on the northern side of the road that is mirrored on the southern side by the presence of the golf course and the presence of an open space setback within the Three Parks zone. It also allows the eroded edge of the moraine to be visible and legible.
- 7.51** It is my view that development west of a line continuing south from the eastern boundary of 20 Rob Roy Lane (Lot 16 DP19553) would reduce the pleasantness and coherence of the approach into Wanaka, but not to a significant extent. East of this point on the highway, houses above the escarpment are no longer visible and eastbound observers have a clear and valued view to Mount Iron. I consider it appropriate to retain a natural and open foreground to views of Mount Iron for people travelling east on this stretch of SH84 and in my opinion the BRA should be retained in this area. The alternative BRA on the western mountain slopes is not in my view required, as the feature is adequately protected from inappropriate development by the stringent PDP assessment matters for ONF. I oppose that part of the relief sought with respect to an alternative BRA on the western slopes of Mount Iron.
- 7.52** Further submitter Quentin Smith (FS#1041) has sought that the BRA adjacent to SH6 be retained in its entirety as a valuable scenic amenity at the entrance to Wanaka. While the open flats and escarpment north of the highway and the golf course to the south do contribute to the visual amenity of this stretch of road, in my view it is obvious to travellers that they are already within urban Wanaka. Suburban housing is visible above the escarpment and to the west. I consider that visual amenity could be largely maintained by retaining and enhancing existing street planting within a landscape setback from the road reserve.

7.53 The final relevant component of the Allenby Farms submission is the rezoning sought for a 19.6 hectare area of Rural-zoned land on the northern side of Mount Iron above Hidden Hills to Large Lot Residential zone. In my view rezoning of this land would result in substantial adverse effects on the natural character and visual amenity values of the Mount Iron ONF. The earthworks, buildings and indigenous vegetation loss associated with large lot residential development would result in cumulative adverse effects on the landscape values of this sensitive feature. Therefore, I oppose the relief sought with respect to this 19.6 hectare area.

Orchard Road Holdings Limited - #91 and Jackie Redai & others – #152

7.54 These submissions, and the associated further submissions (FS#1013, FS#1131 and FS#1136), relate to rural land to the south-east of urban Wanaka that is outside the Wanaka Urban Growth Boundary. The land is bounded by Orchard Road to the south and Riverbank Road to the east and is not within or adjacent to any ONF or ONL.

7.55 Orchard Road Holdings Ltd (#91) has sought that Lot 99 DP445766 and Lot 3 DP374697 be rezoned from notified Rural zone to Low Density Residential zone, and that the urban growth boundary be relocated to include this land. The northern part of this land has been rezoned in the ODP to Industrial B and Low Density Residential through Plan Change 46, which has recently been made operative, but is yet to be developed. The southern portion sought to be rezoned is level terrace currently used for cropping.

7.56 On the next lower terrace towards the Cardrona River is an approximately 40ha area of level rural land that has been subdivided for rural living and horticultural production. Lot sizes are between 3 and 5ha. Seven of the nine lot owners in this area - Jackie Redai and others (#152) - have sought that the land (excluding the QLDC quarry reserve on the corner of Ballantyne and Riverbank Roads) be rezoned to Rural Residential. Some of the landowners – Ian Percy and Fiona Aitken, FS#1136 – are concerned about the potential impact of rezoning on their existing vineyard.

7.57 In my view Low Density Residential re-zoning of the Orchard Road Holdings Land would be appropriate from a landscape perspective, and would be consistent with the future character of land to the north with the Plan Change 46 area. However, I consider that a landscape buffer and a requirement for internal road access to lots would be needed to protect the rural amenity of Rural-zoned land south of Orchard Road. I consider that a building set back of ten metres and a requirement for planting of at least four metres in height within the setback would provide an appropriate buffer. I consider that Low Density Residential zoning of the land would provide a logical and clear edge to urban Wanaka and could be absorbed within the landscape without degradation of the landscape character or visual amenity. I therefore do not oppose the relief sought by Orchard Road Holdings Ltd.

7.58 With regard to the rezoning sought to the west of Riverbank Road (#152), it is my opinion that Rural Residential zoning would not be appropriate and I oppose the relief sought in that regard. However, in my view Rural Lifestyle could be accommodated without significant degradation of landscape values, although I understand there is no submission seeking this. Such zoning would maintain the rural character of transitional area between urban Wanaka and would be consistent with landscape character east of Riverbank Road. It could also go some way to protecting existing rural activities (for example the berry farm and the Aitken vineyard) from the impact of reverse sensitivity issues. I consider that Rural Residential zoning would result in a loss of the remaining rural character in the landscape setting of south-eastern Wanaka and would blur the distinction between urban and rural areas.

Calvin Grant & Jolene Marie Scurr – #160, Glenys & Barry Morgan – #161, Don & Nicola Sargison - #227 , Nicola Todd – #254, Murray Stewart Blennerhassett – #322, Robert & Rachel Todd - #783, Joanne Young - #784 , Paterson Pitts Partners (Wanaka) Ltd – FS#1156

7.59 The above submitters have sought the rezoning of approximately 57ha of land to the south and west of the Studholme and Cardrona

Valley roads from notified Rural zone to Rural Lifestyle zone. In addition, submitter #322 has also sought rezoning of the smaller rural lots adjoining Studholme Road to Rural Residential zone.

7.60 The site is flat rural land that forms part of the Wanaka outwash plain. It has been subdivided for rural living, with lot sizes of between one and six hectares and an average of about 3.3 hectares (refer **Table 1** below). Despite the presence of large dwellings and exotic tree planting in curtilage areas and on lot boundaries, the site retains a moderate level of openness as a result of pastoral and horticultural land uses. The Wanaka Urban Growth Boundary runs along Studholme Road and land to the north of the road is zoned Large Lot Residential or Low Density Residential in the PDP. To the west, east and south is pastoral farming or rural living within the Rural zone. The site is not within an ONL but is relatively close to the ONL of Hillend/Mt Alpha.

Table 1: legal description, lot sizes and average lot size for lots sought to be rezoned by submitters #160, #161, #227, #254, #322, #783 and #784.

Legal description	Lot size (ha)
Lot 1 DP 405130	1.7359
Lot 2 DP 405130	2.1743
Lot 2 & 3 DP 23136	1.0968
Lot 1 DP 20199	2.1994
Lot 1 DP 23136	1.1054
Lot 2 DP 302596	4.7736
Lot 1 DP 302596	5.6469
Lot 1 DP 23904	2.7015
Lot 2 DP 12512	4.0567
Lot 3 DP 302596	4.3349
Lot 2 DP 23914	1.2348
Lot 1 DP 23914	2.9282
Lot 4 DP 302596	4.1366
Lot 5 DP 302596	4.2464
Lot 1 DP 471084	6.106
Lot 2 DP 471084	4.0563
Lot 3 DP 471084	2.8525
Total area (ha)	55.3862
Average lot size (ha)	3.2580

7.61 The site forms part of the approach to Wanaka from Cardrona and is one component of a rural transitional area, where the pastoral farming

character of the Cardrona Valley changes to a rural living character with retained pastoral open space and groupings of large exotic trees. This change in landscape character starts at about the intersection of Cardrona Valley Road and Riverbank Road and also takes in the Hillend subdivision and the Orchard Road Holdings development west of Cardrona Valley Road. The rural living area provides a sharp contrast with the density and character of urban Wanaka north of Studholme and Orchard roads.

7.62 In my view the Rural Lifestyle zoning could be absorbed without significantly detracting from the natural character and visual amenity of the landscape. The remaining level of pastoral character and openness on the site is likely to be significantly compromised if additional dwellings, curtilage areas and exotic trees are present, but I consider that this change could be absorbed without significant degradation of landscape and visual amenity values and I therefore do not oppose the relief sought. The Rural Lifestyle zoning would ensure that a transitional rural living character was maintained on the southern edge of urban Wanaka and because of the requirement to maintain a 2ha average, it could prevent any more intensive development creep within the rural area.

7.63 There is however potential for valued views from Cardrona Valley Road to Roys Peak and more distant mountains (including Mount Aspiring) to be further obscured by buildings and/or planting. Shelter belt planting at Hillend is gradually obscuring views to the west and north west from the highway and the open view adjacent to 178 Cardrona Valley Road is one of the few remaining views to Mount Aspiring still available on the approach to Wanaka (the other is near the intersection with West Meadows Drive). Should Rural Lifestyle zoning be accepted for this area, I recommend that these valued views be protected, possibly through a zone standard that limited the heights of buildings and vegetation within the viewshaft.

7.64 I oppose the relief sought by submitter #322, because I consider that Rural Residential zoning on the southern side of Studholme Road would undermine the landscape setting of urban Wanaka and blur the clear distinction between the urban and rural environments.

Willowridge Developments Limited - #249

7.65 Willowridge Developments Ltd has sought that approximately 12.3 hectares of land (Lot 3 DP17123) on the corner of Ballantyne and Riverbank roads be rezoned from notified Rural zone to Industrial B zone.

7.66 The rezoning site is level pastoral terrace land that adjoins the Ballantyne Road Mixed Use zone to the north, future low density housing in the Three Parks zone to the north-east, rural lifestyle development and the Wanaka Wastebusters site to the south-east, and proposed Industrial B zone or QLDC gravel reserve to the west.

7.67 In my view, Industrial B zoning of this land would be appropriate from a landscape perspective as long as a landscape buffer or setback was provided to protect the visual and residential amenity of future low density residential development and the rural and visual amenities of Riverbank Road and rural living properties to the south-east. In my view, an effective buffer would involve minimum building setbacks from roads and low density residential development of at least ten metres and a requirement for dense planting in this setback area of at least four metres in height.

7.68 Development as an Industrial B zone would be consistent with existing or proposed uses to the north and west and would not have any significant adverse effects on the landscape character or quality.

7.69 Therefore I do not oppose the relief sought by submitter #249.

Murray Stewart Blennerhassett – #322, Trustees of the Blennerhassett Family Trust – #413, RN Macassey, M G Valentine, LD Mills & Rippon Vineyard and Winery Land Co Limited - #692

7.70 The above submitters have sought that the Wanaka Urban Growth Boundary be relocated to follow Ruby Island Road. Submitter #322 has also sought that the notified Rural zoned land between this boundary (approximately 100ha) and urban Wanaka be assessed for

potential Rural Lifestyle or Rural Residential zoning. Rippon Vineyard, belonging to Submitter #692, is within this area and while this submitter has sought relocation of the Urban Growth Boundary, they have not suggested appropriate zoning for the included urban land. It is assumed that some form of urban zoning – Large Lot Residential or Low Density Residential – is sought by this submitter. Submitter #692 has also sought a minor relocation of the ONL boundary so that it follows Waterfall Creek rather than Ruby Creek Road.

7.71 The northern slopes of the rezoning area are highly visible from Lake Wanaka, from the lake edge and from parts of urban Wanaka. These slopes form an important part of the natural setting of the lake and town. Underlying geomorphology consists of ice-sculpted schist hills, alluvial fan deposits and valley tills and gravels near the Wanaka – Mount Aspiring Road. The land is rural, but with a more domesticated peri-urban character. The presence of the vineyard, a horse riding facility, dense exotic planting on the Blennerhassett land and Rural Lifestyle zoning on the lower slopes of Mount Alpha reduce the natural character and openness of the land. The rezoning area is largely outside the ONL of Lake Wanaka, apart from a QEII National Trust covenant area of kanuka vegetation on the Blennerhassett land.

7.72 In my view there is potential for the landscape to absorb development associated with Rural Lifestyle zoning in the valley adjoining the highway and on the inner slopes and flatter land on 280 Wanaka – Mount Aspiring Road. Such development would be consistent with the character of the land south of the highway and would form a defined peri-urban transition between Wanaka and the less developed rural land to the west. I consider that restrictions on earthworks, access and building platforms on the schist hills (on Rippon Vineyard and on the Blennerhassett property) would be required to protect the natural character of these landforms and to retain the naturalness and amenity of views from the lake and town. I note that there is potential for views from the highway towards the distant mountain to be lost if additional dwellings and associated tree planting occur in the valley. In my opinion, urban zoning of the Rippon Vineyard and Blennerhassett land would not be appropriate from a landscape perspective. It would be inconsistent with the character of

development on the southern side of the road and would have too great an impact on the landscape values of the ice-sculpted hills and the lake. On balance, I oppose the relief sought with respect to the Urban Growth Boundary.

- 7.73** I consider that the ONL boundary along Ruby Island Road is appropriately located. The land between the road and Waterfall Creek is of very different character to that east of the road. It consists of rough pasture and scattered indigenous and exotic vegetation, as compared with the improved pasture and exotic trees on the Blennerhassett land. Indigenous regeneration is occurring and natural patterns and processes are relatively undisturbed. In my view this sliver of land is appropriately included within the ONL. I oppose the relief sought with respect to the ONL boundary.

Scott Mazey Family Trust - #518

- 7.74** Submission #518 has sought rezoning of just over 1ha of land located at 965 Aubrey Road from notified Rural zone to Large Lot Residential zone. The area sought to be rezoned is the lower part of a larger 5.4ha property (Lot 5 DP 406222) that extends up the eastern slopes of Little Mount Iron to the ridgeline. The property and the surrounding landscape are accurately described in the landscape assessment by Rough & Milne Landscape Architects that accompanies the submission.
- 7.75** Due to a drafting error the boundary of the Mount Iron ONF has been drawn on the southern boundary of the property. However the text of the landscape boundaries report **[CB68]** makes it clear that the ONF should include all Rural General-zoned land. In my view the text is correct - 965 Aubrey Road is clearly part of the roche moutonnée feature of Mount Iron, it has high natural character values, and is zoned Rural General in the ODP. Although my recommendation is that the notified ONF boundary be modified to include the property, I understand that no submission has sought this change and that there is consequently no scope to consider the boundary relocation.

7.76 Having reviewed the Rough and Milne landscape assessment and visited the site, it is my opinion that the proposed rezoning is not appropriate from a landscape perspective. There is only a small area of relatively level land close to the pines on the eastern site boundary that could absorb additional built development (likely to be one dwelling only) without significant adverse effects on the natural character or legibility of Mount Iron or on the visual amenity of the area. This area is adjacent to existing rural residential development to the north and east and is not highly visible from public places. However the kanuka-covered debris slope below the schist escarpment on the site (see **Photographs 5** and **6** below) retains high natural character values and forms a legible part of the toe slopes of Mount Iron. Development on this slope, including earthworks, dwellings and indigenous vegetation removal would degrade the landscape quality and character of the distinctive roche moutonnée.

7.77 I therefore oppose the relief sought by submitter 518.



Photograph 5: View from top of schist escarpment within 956 Aubrey Road to kanuka-covered debris slopes and flatter land in north-eastern corner of site (photograph taken at 50mm lens equivalent at 11.50am 4/12/16).



Photograph 6: View from top of schist escarpment within 956 Aubrey Road to kanuka-covered debris slopes and access driveway (photograph taken at 50mm lens equivalent at 11.50am 4/12/16).

Elizabeth Purdie - #17, John Young - #733, Marianne Roulston - #741, Gerald Telford - #742, K and M R Thomlinson - #743, Ohapi Trust – FS#1065, Danni and Simon Stewart - #745, M and E Hamer - #747, Craig and Maree Jolly and Shaw - #749, Peter J E and Gillian O Watson - #750, Graham P and Mary H Dowdall - #753, E B Skeggs - #756

7.78 These submitters have sought that approximately 30ha of land between Riverbank Road and the Cardrona River, on the eastern edge of urban Wanaka, be rezoned from Rural Lifestyle zone to Rural Residential zone. The submitters comprise all the landowners in the rezoning area.

7.79 The land includes part of the western floodplain of the Cardrona River, the western enclosing river escarpment and part of the level terrace that extends towards the Lake Wanaka terminal moraine. It is more or less fully developed for rural lifestyle living, although the apparent density of development is more akin to rural residential opposite the Three Parks Zone, where built development is confined to the narrow level terrace adjacent to Riverbank Road..

7.80 Future proposed low density residential activity in the Three Parks Zone adjoins the southern portion of the site across Riverbank Road, with existing Rural Lifestyle development in the northern portion. This rural living area forms part of the approach to Wanaka from the east and, with the views of Mount Iron, makes a significant contribution to the natural character and visual amenity experienced as people approach the town. While the site is not within or adjacent to any ONL or ONF, the escarpment and lower floodplains form part of the natural feature of the Cardrona River. The natural character of the river corridor adjacent to the site has been affected by weed infestation, gravel extraction, low water flows, exotic forestry planting and one non-residential building. However, the legibility of the feature is relatively intact and natural processes and patterns are evident. The objectives of the PDP include preservation or enhancement of the moderate natural character of the river corridor [CB6]:

6.3.5 Objective – Protection, maintenance or enhancement of the landscape quality, character and visual amenity of the lakes and rivers and their margins from the adverse effects of structures and activities.

6.3.5.1 Control the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.

7.81 In my view there is some potential to absorb additional development on the wider terrace in the northern part of the rezoning area, without adversely affecting the natural character of the river or the visual amenity of the approach to Wanaka. However Rural Residential rezoning as sought could lead to additional development on the river escarpment and floodplain (eg. earthworks, sheds, dwellings or exotic tree planting) that would degrade the natural character of the Cardrona River. Such development has already occurred in the similar Rural Lifestyle zoned land south of Ballantyne Road. Additional development on the narrow strip of terrace would also

adversely affect the natural character of the river margins and the visual amenity of the rural land to the east across the river.

7.82 In my opinion the landscape values of the river and the approach to and landscape setting of Wanaka would be best maintained by retaining the notified Rural Lifestyle zoning. I therefore oppose the relief sought.

8. REQUESTS FOR REZONINGS AND LANDSCAPE BOUNDARY CHANGES IN THE RURAL AREA

8.1 The rural area of the Upper Clutha basin encompasses all that land outside the urban and peri-urban areas of Wanaka and Lake Hawea township that are zoned Rural, Rural Lifestyle or Rural Residential in the notified PDP. Requests for rezonings and landscape boundary changes west of Ruby Island Road (ie Glendhu/Parkins Bay and the Matukituki valley) and in the Makarora valley are addressed in the evidence of Dr Read.

8.2 The key landscape values of the rural parts of the Upper Clutha Basin are summarised in paragraph 4.3 of this evidence. These include:

- (a) the wild and remote character of the high mountain ranges;
- (b) the openness, high natural character and visual coherence of high country farming land, including the Pisa and Criffel Ranges, the Mt Cardrona/Middle Peak/Roys Peak range, the Grandview range east of Lake Hawea, and the ranges surrounding Lake Hawea, Lake Wanaka and the Matukituki Valley;
- (c) the legibility and natural character of the distinctive roche moutonnée within the basin, including Mount Iron, Mount Barker, Mount Brown and those in the Matukituki Valley;
- (d) the natural character of the Upper Clutha's lakes and rivers and their margins, particularly those that are outstanding

natural features, or within outstanding natural landscapes;
and

- (e) the legibility, openness, and pastoral or indigenous vegetated character of the Upper Clutha Basin outwash plains, moraines, river terraces, outwash fans and fluvial escarpments.

8.3 The relevant landscape-related objectives of the PDP for this assessment include those in **[CB3, CB4 and CB6]**. These are:

- (a) Strategic Direction Objective 3.2.2.1;
- (b) Strategic Direction Objective 3.2.5.3;
- (c) Strategic Direction Objective 3.2.5.4 and Policies 3.2.5.4.1 and 3.2.5.4.2;
- (d) Urban Development Policy 4.2.8.1;
- (e) Landscape Objective 6.3.1 and Policies 6.3.1.1, 6.3.1.4, 6.3.1.5 and 6.3.1.6;
- (f) Landscape Objective 6.3.2 and associated policies;
- (g) Landscape Objective 6.3.3 and Policies 6.3.3.1, 6.3.3.2, 6.3.3.3 and 6.3.3.5;
- (h) Landscape Objective 6.3.4 and Policies 6.3.4.1, 6.3.4.2 and 6.3.4.3; and
- (i) Landscape Objective 6.3.5 and Policy 6.3.5.1.

Glen Dene Ltd and Glen Dene Holdings - #384 (Glen Dene Homestead)

8.4 Glen Dene Ltd and Glen Dene Holdings (#384) have sought that approximately 13 hectares of land around the Glen Dene Station homestead be rezoned from notified Rural zone to Rural Lifestyle zone. A BRA is proposed between the main homestead and the lake edge. The site is located on an area of outwash fan between Lake Hawea and Mount Maude and is separated from the Makarora - Lake Hawea Road by a large schist outcrop. It is within the ONL of Lake Hawea and Mount Maude.

8.5 The rezoning area contains the Glen Dene homestead cluster, with three dwellings, a tennis court, stockyards, woolshed and other small

buildings. Shelter belt and exotic tree planting on the property, together with the schist outcrop, screen almost all built development from the highway. A farm dwelling north-west of the outcrop is briefly visible from the road.

8.6 The loose cluster of dwellings and farm buildings (also including the Lesley & Jerry Burdon house) is the only residential development along the western side of Lake Hawea and is perceived as an expected part of the high country rural environment. Additional development clustered with existing buildings and vegetation and screened from the highway would not, in my opinion, detract from the natural character or visual amenity of the ONL in which it sits. A Rural Lifestyle zone of 13 hectares would allow a maximum of six dwellings/lots and there are already three dwellings on the site. I consider that three additional dwellings could be absorbed within the landscape if they were appropriately located, designed and landscaped. In this respect I consider that all the open slopes leading down to the lake should be included in the proposed BRA. These areas are highly visible from the lake and from both Gladstone and the public walking trail between Gladstone and Lake Hawea township.

8.7 In my assessment, the Rural Lifestyle zone would be appropriate from a landscape perspective and I do not oppose the rezoning sought. I understand this may not achieve the outcomes sought by Glen Dene Ltd, which seeks to provide additional farm worker and visitor accommodation, but not necessarily subdivide the land.

**Glen Dene Ltd and Glen Dene Holdings - #384 and Sarah Burdon - #282
(Lake Hawea Holiday Park)**

8.8 Submitters #282 and #384 have sought that 15.7 hectares of land (Pt Sec 2 Block II Lower Hawea SD) between Lake Hawea and the Makarora Lake Hawea Road (State Highway 6) be rezoned from notified Rural zone to Rural Visitor zone. The submitters have also sought that the ONL classification of the site be changed to Rural Landscape Classification.

- 8.9** The land in question is Crown-owned reserve administered by QLDC (Hawea Domain Reserve) and is currently leased to Glen Dene Holdings to operate a camping ground. QLDC holds a designation (number 175) for campground operations and facilities encompasses only part of the actual campground extent.
- 8.10** The site is located just north of the Lake Hawea dam and outlet and is within 500 metres of Lake Hawea Township. Development on the site includes camp amenities, buildings, and cabins in the centre, and parkland with lawns and mature trees running down to the lake edge. In the northern narrower part of the site are eucalypt and conifer plantings and some indigenous regeneration. There is a public boat launching ramp and car park immediately south of the site, which is accessed via the camping ground entry.
- 8.11** The reserve is an alluvial terrace that forms a transitional area between Lake Hawea and the schist mountains to the west, both ONLs. The site is too small to be considered a landscape by itself and is therefore classified as part of the larger ONL, albeit an area of this landscape has significant human modification.
- 8.12** I consider that the land has the ability to absorb additional campground buildings and development without degrading the natural character, coherence, legibility or visual quality of the surrounding landscape. The site is already perceived as a node of development and domestication within the landscape and the numerous mature exotic trees mean that there is a relatively high capacity to absorb buildings without adverse visual effects. In addition the site is close to Lake Hawea township and further development on the site is unlikely to be perceived as sporadic or sprawling.
- 8.13** It is my opinion that controls on building density, height, location and external appearance, as well as site landscaping, would be required to avoid or mitigate potential adverse effects on landscape character and on views from SH6 and Lake Hawea township. The provisions of the Rural Visitor zone in the ODP may not allow the Council to ensure appropriate development. Under the zone rules, visitor accommodation of up to 12 metres in height could be constructed as

a controlled activity and external materials could be finished in light reflective tones.

- 8.14** Under the ODP Rural Visitor Zone rules, Council has reserved control over new buildings in respect of:

'coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment.'

- 8.15** In theory these controls would allow potential adverse effects on landscape character and views to be avoided. However, the Council would not have any discretion to decline consent for inappropriately tall or dense buildings or inappropriate landscaping that met the zone standards.

- 8.16** I therefore consider that the most appropriate zoning for the site from a landscape perspective remains Rural Zone, and I oppose the rezoning sought. Intensification of development within the campground could occur under this zoning, but potential adverse landscape and visual effects would be considered, and avoided or mitigated, under the design-led provisions in Section 21.7 of the Rural chapter.

Lesley and Jerry Burdon – #581, 5 supporting further submissions (Glen Dene Station)

- 8.17** Lesley and Jerry Burdon (#581) have sought Rural Lifestyle zoning of Lot 1 DP396356 (**The Dene**), an elongated 38.24-hectare site between Lake Hawea and Makarora Lake Hawea Road (SH6). The Burdons recommend a BRA over the majority of The Dene, with the exception of five building/curtilage areas. One of these surrounds the existing Burdon homestead in the northern part of the site. Specific objectives, policies and rules are sought for The Dene Rural Lifestyle zone that would limit the number of residential building platforms to five, limit building height to five metres, require enhancement of

indigenous vegetation on the site, and ensure that development was inconspicuous when viewed from Makarora Lake Hawea Road, Lake Hawea township and the lake itself. A landscape assessment in support of the rezoning submission has been provided by Michelle Snodgrass Landscape Architect.

- 8.18** The site and surrounding landscape are accurately described on pages 3 and 4 of the Snodgrass report. I agree with Ms Snodgrass that the rezoning area is within the wider ONL of Lake Hawea and Mt Maude. The landscape is memorable and expressive, with significant aesthetic and natural values. Within The Dene, the legible ice-sculpted landforms, the streams, the natural patterns of indigenous regeneration (including bracken fern, kanuka and tussock), and the irregular areas of grazed pasture all contribute to a moderate to high level of natural character. The site is surrounded by high mountain and overlooks the expanse of the lake, with its changing colours and surface conditions.
- 8.19** The existing dwelling on the site (Lesley & Jerry Burdon's dwelling) has been well absorbed within the landscape but the addition of four more dwellings, with associated entries, driveways, letterboxes, domestic activity and gardens would considerably alter the landscape character. In my opinion, this would result in moderate rather than slight adverse effects on the landscape quality and its 'outstandingness'. Revegetation of the proposed BRA could enhance the natural character and ecological values of the landscape to a small extent but the site already has a moderate to high level of natural character and I consider that the benefits would be outweighed by the adverse effects of residential development. In my view, the proposed rezoning would result in moderate degradation of the current remote and wild qualities of the landscape.
- 8.20** I generally agree with the extent of visibility described in the Snodgrass report, although I consider that dwellings at proposed locations 1 and 3 are likely to be also briefly visible from the Makarora Road. The report does not consider the visual effects of entries, access roads, vehicle movements, smoke from fires and lighting at night. If effective design and landscape controls were implemented,

visible buildings may not be visually prominent but visible development would still detract from the natural character of views and from the visual coherence of the landscape. Adverse effects would be cumulative with those of existing development, including the Glen Dene homestead cluster and the Burdon dwelling. The spacing of development along the highway north of Lake Hawea township could also be perceived as sprawl of domestication.

- 8.21** In my view the proposed rezoning, even with the BRA and additional objectives, policies and rules, would adversely affect the quality, character and visual amenity of the landscape. The site does have some capacity to absorb additional sensitive development at the southern end but in my opinion the proposed rezoning would not protect the ONL from the adverse effects of inappropriate development. I therefore oppose the relief sought.

Lake McKay Station Ltd – #482, #483, #484, Jeremy Bell Investments Limited – FS#1091, Jeffrey Adrian Feint – FS#1104

- 8.22** Lake McKay Station Ltd (**LMS**) has lodged three submissions to the PDP that relate to ONF/ONL boundaries or rezoning requests. Submission #482 has sought changes to the ONL boundary on the station, submission #483 has sought rezoning of approximately 17 hectares of land west of Luggate from Rural zone to Rural Residential zone, and submission #484 has sought three separate areas of Rural Lifestyle zoning (100, 6 and 4 hectares, respectively) on the Pisa Range.¹⁵ Landscape assessments of the proposed rezonings have been provided by Mike Kelly of Opus International Consultants Limited.

ONL boundaries - #482

- 8.23** LMS has sought a revised boundary to the Pisa Range ONL that is relatively consistent with that recommended by Ms Steven in her peer review of the Read Landscapes report [**CB70**]. However, the boundary sought also excludes the lower part of Luggate Creek and

¹⁵ An amended submission was submitted to QLDC in January 2017, seeking additional areas of Township, Rural Residential and Rural Lifestyle zoning, but I understand that this submission is out of scope.

the schist escarpments close to Luggate Cromwell Highway (SH6) that were included as ONL in Ms Steven's report (refer **Figure 3** below). The submitter also seeks exclusion of the southern part of the river escarpment east of Wanaka airport and of a lower river terrace near Rekos Point, as well as reconsideration of the ONL line at the northern end of the Criffel Range between Luggate Creek gorge and Mount Barker. These three areas are discussed below.

Northern end of the Pisa Range

8.24 Having visited the site and surrounding area at the northern end of the Pisa Range and reviewed the previous landscape reports, I largely agree with the notified PDP ONL boundary on the submitter's land at the northern end of the Pisa Range. While there are some areas of gentler contour and moraine remnants overlaying schist bedrock, the landscape as a whole comprises eroded schist mountains with deeply incised and dramatic stream gullies. The lower ice-eroded shoulder of the mountain range that is sought to be excluded is a visually coherent part of the mountain landscape, despite areas of improved irrigated pasture and cropping. The mountain ranges are rugged and open with extensive tussock lands at higher elevations and have a patchwork of regenerating kanuka forest and pasture at lower elevations. Overall the landscape has a high level of natural character and is appreciated from a wide area of the Upper Clutha Basin.

8.25 The ONL classification is consistent with the finding of the Environment Court¹⁶ that a similar adjacent site on the ice-eroded lower shoulder of the Pisa Range was contained within an ONL.

River escarpment and terrace near Rekos Point

8.26 In my evidence on submission #400 below I have recommended that the Clutha River corridor and the Clutha/Hawea confluence be classified as an ONL, with the ONFs of the rivers themselves being

¹⁶ *Bald Developments Ltd v Queenstown Lakes District Council* EnvC Christchurch ENV-2007-CHC-242, 11 August 2009 at paragraph 47.

contained within the wider ONL. I will therefore refer subsequently to the Clutha River corridor ONL, rather than to the river ONF.

- 8.27** In my opinion the prominent and distinctive river escarpment separating Wanaka airport and the lower terraces to the east is an important part of the Clutha River corridor ONL. Although much of the escarpment is open and pastoral this is also true of many of the enclosing escarpments of the Clutha River. The escarpment is a highly legible component of the corridor, expressive of the fluvial processes that have shaped the landscape. It is seen and appreciated from a wide surrounding area, including the busy state highway. The northern end of the escarpment supports a significant area of regenerating kanuka forest.
- 8.28** The river terrace immediately to the east of the escarpment also forms part of the corridor, but I agree with Dr Read that this terrace is too greatly modified by Luggate township and rural living development to be part of the ONL. However, I am not opposed to the inclusion of the lower terrace adjacent to Rekos Point within the Clutha River corridor ONL. This terrace comprises part of a kanuka-covered Department of Conservation reserve and private land that is either pastoral, kanuka woodland or mixed indigenous and exotic grassland or cushionfield. It is separated from the irrigated upper terrace to the south-west by a clear escarpment and is similar in character to the other terraces included within the river corridor.
- 8.29** Notified and recommended ONL boundaries on and near Lake McKay Station, as well as the boundaries sought by the submitter are shown in **Figure 4** below.

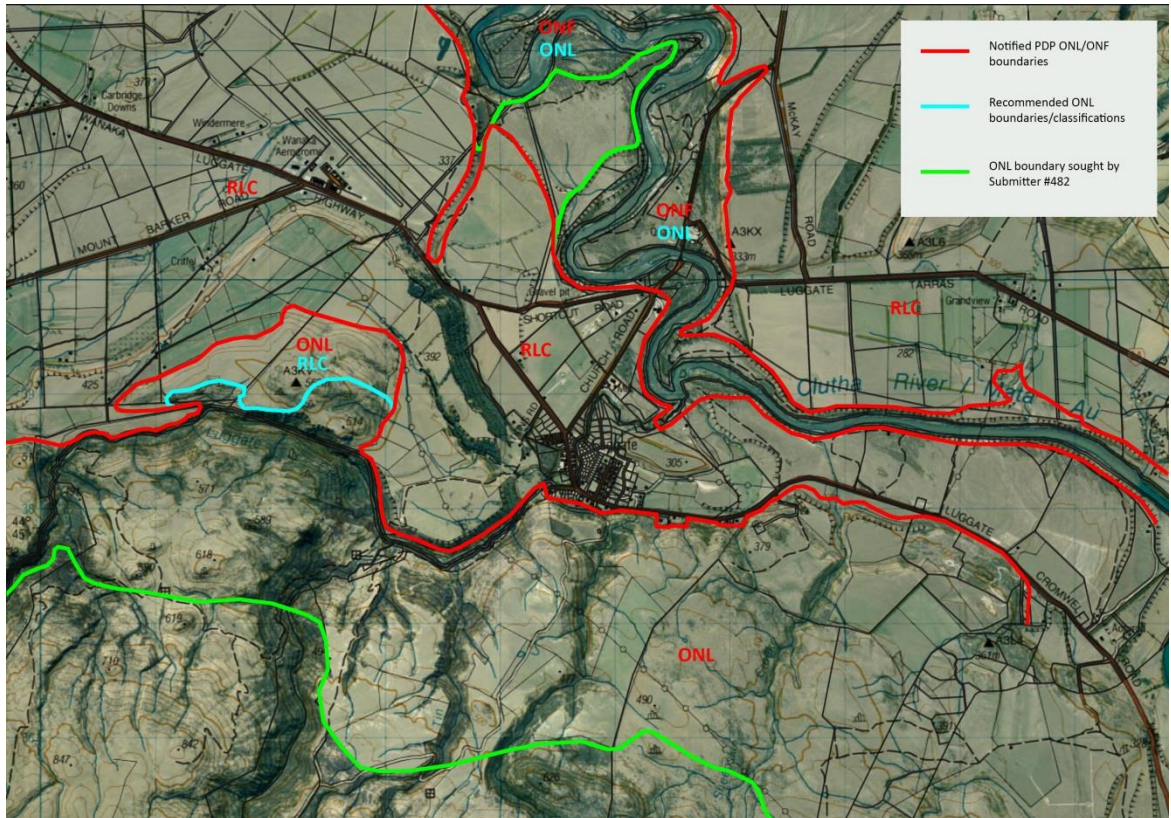


Figure 4: Notified and recommended ONL boundaries on and near Lake McKay Station, and ONL boundaries sought by the submitter.

Northern end of Pisa/Criffel Range from Luggate Creek gorge to Mount Barker

8.30 In Dr Read's landscape boundaries report [CB68], Ms Steven's peer review [CB70] and Mr Smith's assessment [CB71], there were differences of opinion in regard to the appropriate location of the ONL boundary at the northern end of the Criffel and Pisa Ranges on Criffel Station and LMS. The boundaries recommended by Mr Smith were included in the notified PDP. LMS has sought a boundary roughly following the 600 above mean sea level (amsl) contour (refer **Figure 6** below), though the boundaries sought are somewhat contradictory on the two maps appended to the submission. LMS has sought this boundary change on the basis that indigenous vegetation clearance and pasture improvement has been undertaken on the slopes below 600 amsl and that this part of the range has a modified farming character.

8.31 Having visited the area and assessed the landscape character and values I am largely in agreement with Mr Smith's boundary on Criffel and Lake McKay stations, but with one modification to correct an

inconsistency in his reasoning. The northern end of the Criffel/Pisa range, which is recognised as an ONL, is a complex landscape where the ice-eroded schist mountains meet glacial lateral moraine remnants, mounds and terraces of glacial till and outwash plain terraces. On both properties, the ice-eroded shoulder of the range below 600 amsl does include some areas of gentler contour and moraine remnants overlaying schist bedrock.

- 8.32** However as with the northern Pisa Range to the east, the lower ice-eroded shoulder that is sought to be excluded is a visually coherent part of the mountain landscape, despite the areas of improved irrigated pasture and cropping (refer **Photograph 8** below). It is also an integral part of the ONL from a geomorphological perspective.
- 8.33** At Criffel Station, the till and glacial outwash gravels at the base of the ranges have been eroded by subsequent fluvial action to form a terrace and escarpment system. From closer viewpoints on Mount Barker Road and Ballantyne Road the terraces are not highly visible and the vegetation-covered escarpments appear part of the mountain range behind (refer **Photograph 7** below). From more distant elevated viewpoints the terraces are legible and it is clear that they form an extension of the terrace system that wraps around Knob A3KV (refer to **Figure 5** and **Photograph 8** below). This hill and a smaller conical hillock on the Criffel Station terrace consist of lateral moraine remnants over schist bedrock and are of a different landscape character to the mountains behind. I therefore recommended that the majority of Knob A3KV be excluded from the ONL.



Photograph 7: View towards terrace escarpments at Criffel Station from Smith Road (panorama stitched from 3 photographs taken at 50mm lens equivalent at 3.22pm on 4/12/16).



Photograph 8: View towards northern end of Pisa/Criffel ranges from Mount Iron (panorama stitched from 2 photographs taken at 50mm lens equivalent at 10.00am on 4/12/16).

8.34 Given the complex topography of this area and the varying levels of naturalness I consider the most defensible method of determining the ONL boundary is on geomorphological and visual integrity grounds. The edge of the schist mountain runs along the rear of the terraces on Criffel Station, roughly in the location of the notified PDP line and to the north of Luggate Creek gorge on the southern side of Knob A3KV (refer **Figure 5** below). This geological boundary is reflected in the landform and vegetation, with rougher steeper ground and greater indigenous vegetation cover within the schist areas, and more even contours and less indigenous vegetation on the terraces and lateral moraines. The recommended ONL boundary, following these changes in geology, landform and land cover is shown in **Figure 6** below and in **Figure 4** above.

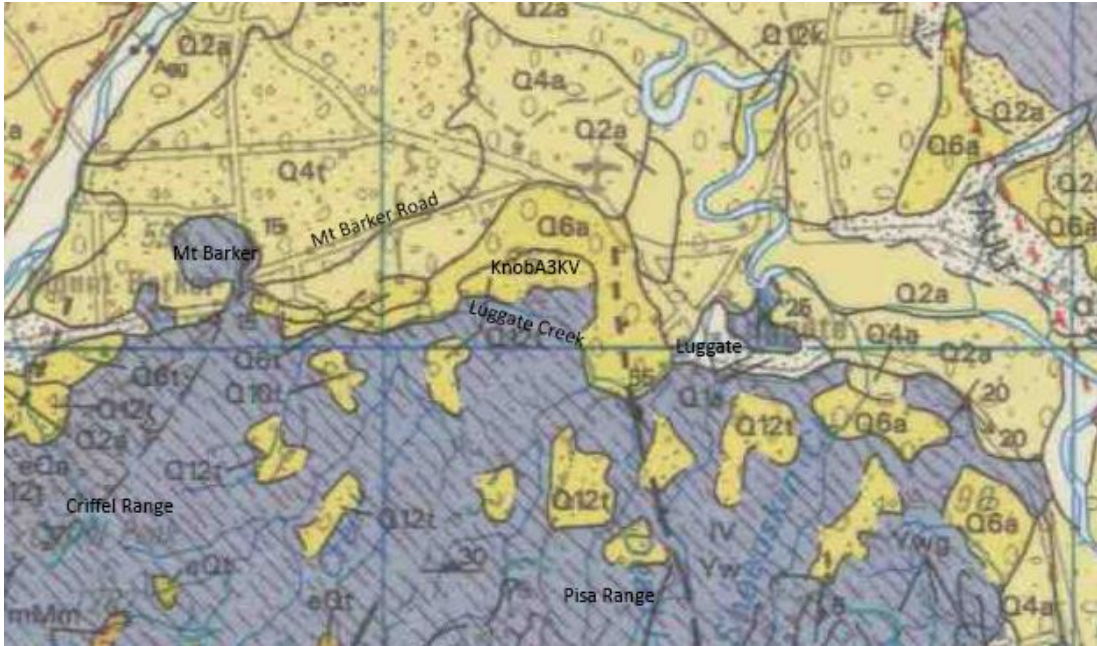


Figure 5: Annotated excerpt from Wakatipu 1 : 250,000 Geological Map, Institute of Geological & Nuclear Sciences Ltd, showing limit of schist (in purple) at the northern end of the Criffel and Pisa ranges.

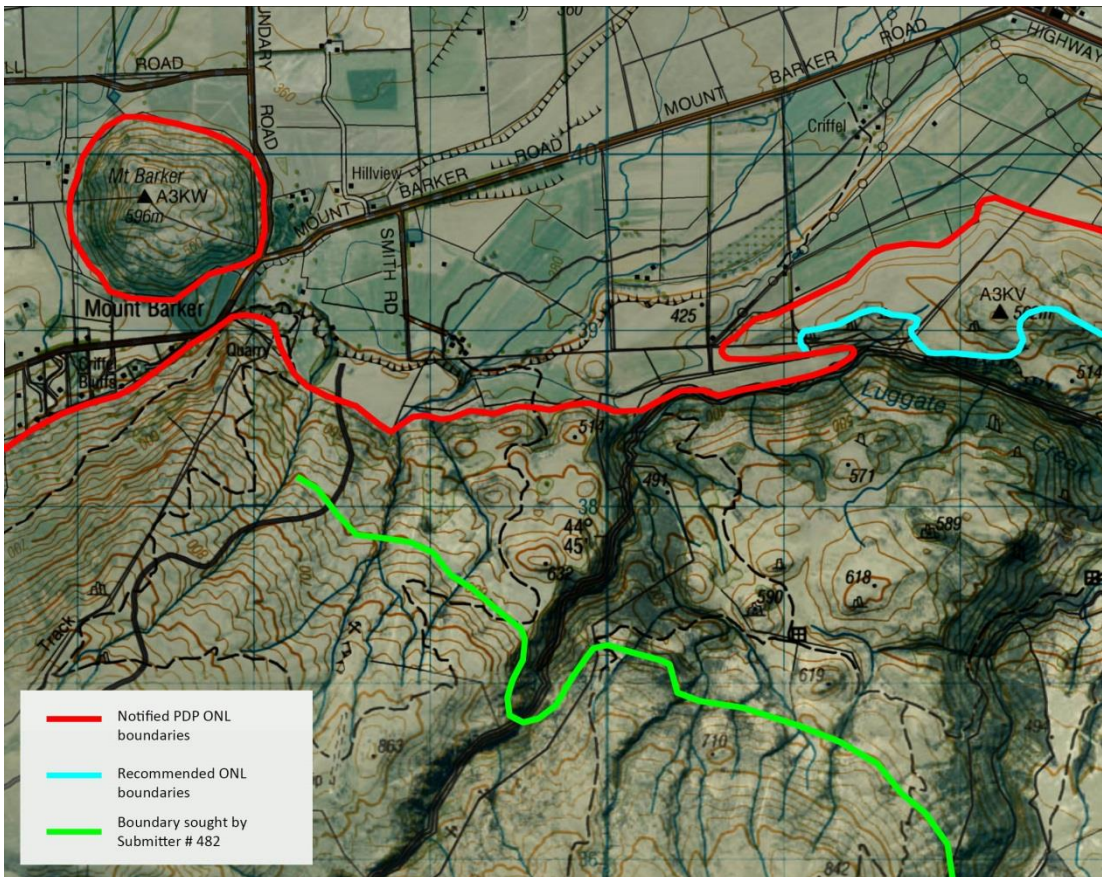


Figure 6: Notified and recommended PDP boundaries of the Criffel/Pisa Range ONL, and boundary sought by LMS.

Rural Residential rezoning - #483

- 8.35** In my view, the Atkins Road Rural Residential zone sought by LMS's submission #483 on the western edge of Luggate township could be absorbed within the landscape without significantly degrading the character of the township or surrounding rural environment or diminishing visual amenity values. The development would occur at the end of Atkins Road on the same terrace as existing rural residential development to the east, or on a higher terrace that is not highly visible from either Luggate township or SH6. I agree with the Opus report that the development would appear as a logical extension of the existing residential areas of Luggate township. Although the proposed zone is close to the boundary of the Criffel/Pisa Range ONL, I do not consider it would degrade the landscape quality or visual coherence of this landscape. As the Opus report has stated, protection of the escarpments within the proposed zone and of the margins and floodplain of Luggate Creek would be required to ensure that the natural character and aesthetic values of the landscape were not degraded.

Rural Lifestyle rezoning – #484

- 8.36** I oppose the Rural Lifestyle zones sought by submitter #484. All proposed zones are within the ONL of the Pisa/Criffel range and would significantly detract from the natural character, rural character and visual integrity of this landscape. Proposed Area 4 would be visible from the Upper Clutha Basin to the north, including Kane Road, the Luggate Tarras Highway (State Highway 8), the Wanaka Luggate Highway (State Highway 6) as it descends from Wanaka Airport. Even with the mitigation measures recommended in the Opus report, I consider that the earthworks, buildings, landscaping and lights associated with rural lifestyle development would significantly detract from views towards the mountains.
- 8.37** While there is potential to locate access roads and built development within Area 1 so that it is not visible from the basin below, the Rural Lifestyle Zone would not ensure this outcome. Rural lifestyle development would also inappropriately degrade the character of an

area that has a high existing level of natural character and expressiveness, with numerous schist hillocks and outcrops, and supports extensive areas of regenerating kanuka woodland.

- 8.38** In the case of Area 3 it is my opinion that some limited development could be absorbed if it was not visible from the wider basin. The elevated terrace area has existing road access and is partially screened by pines on the escarpment face to the north. However, I consider that Rural Lifestyle zoning of this small area would not be appropriate from a landscape perspective. Site-specific controls would be required to ensure that there was no degradation of the values of the surrounding ONL and these would be difficult to define within the framework of Rural Lifestyle zone. I recommend that Rural zoning be retained for this site and I oppose the relief sought.

Camp Hill/Forest Hill/Gimmermore Station

James Cooper - #400

- 8.39** Submitter #400 has sought that all ONL and ONF classifications be removed from the submitter's land. This land comprises about 2,700m² of the Upper Clutha Valley floor and has been developed for dairy farming (Devon Dairy). The extent of the landholding and the notified PDP landscape boundaries are shown on **Figure 7** below.
- 8.40** The Upper Clutha Valley floor has been formed from tills and gravels deposited from successive glaciations and from alluvial fans. These outwash plains, moraines and fans have been subsequently eroded by the Cardrona, Hawea and Clutha rivers, forming the flights of broad terraces that are a characteristic feature of the landscape. On the Cooper site, the terraces step down westward from Kane Road towards the Clutha and Hawea Rivers. The parts of the site that have an ONF or ONL classification in the PDP are the highest enclosing terrace escarpment along the Clutha, the terrace between this scarp and the river, and the Hawea terminal moraine scarp west of Butterfield Rd.
- 8.41** Comprehensive assessments of the site and surrounding landscape have been undertaken in recent years by two landscape architects –

Messrs Richard Denney¹⁷ and Ben Espie.¹⁸ Mr Denney's assessment has been reviewed by Dr Read as part of the landscape boundaries report and adopted in part. Ms Anne Steven has also considered the landscape classification of the land as part of her review of Dr Read's report [CB70]. There is general agreement that the Clutha River, the meandering section of the Hawea River north of the confluence, and the immediate associated river escarpments are ONFs. I also concur with this classification.

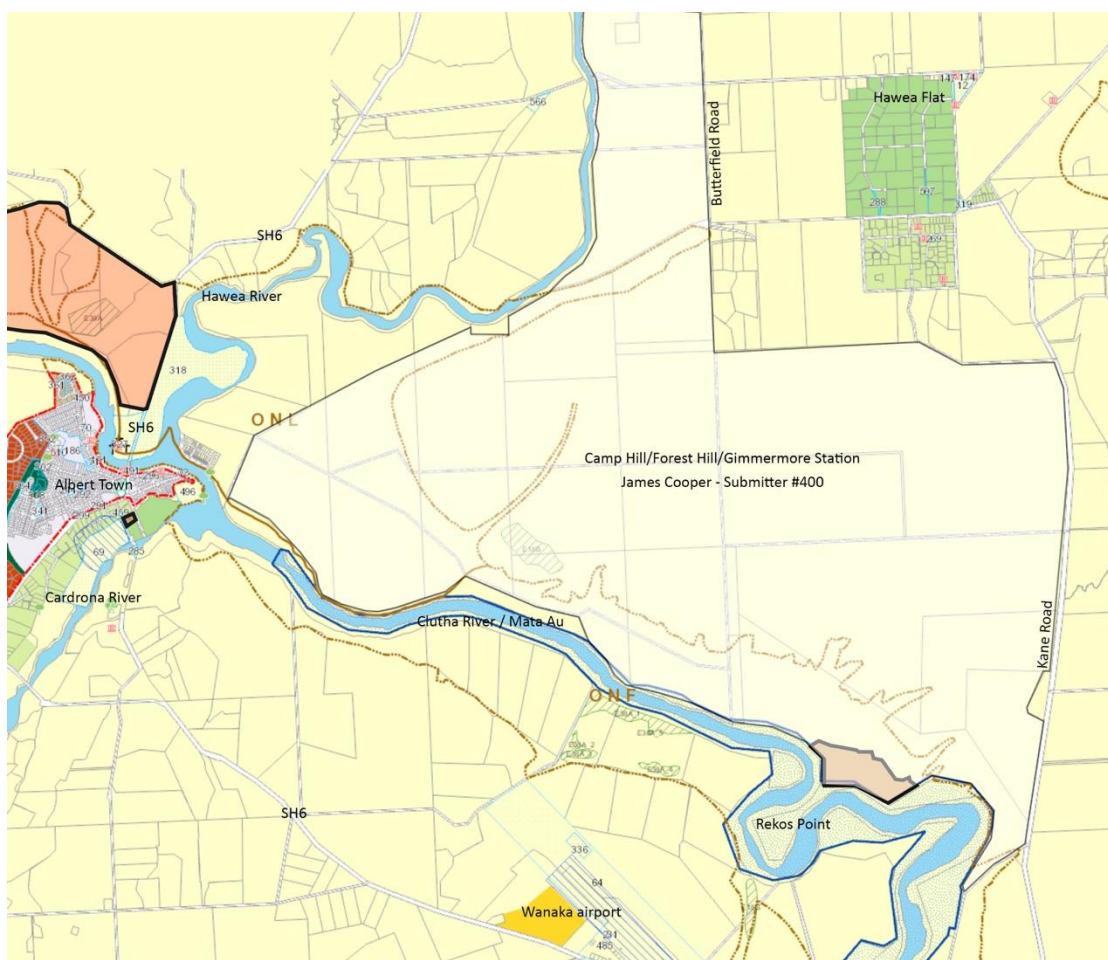


Figure 7: Detail of notified PDP Map 8, annotated to show the extent of James Cooper landholding and ONL/ONF boundaries.

8.42 Where professional opinions differ is on whether the highest enclosing scarp, the terrace lands below and the Hawea terminal moraine scarp should be included as part of an ONF or ONL.

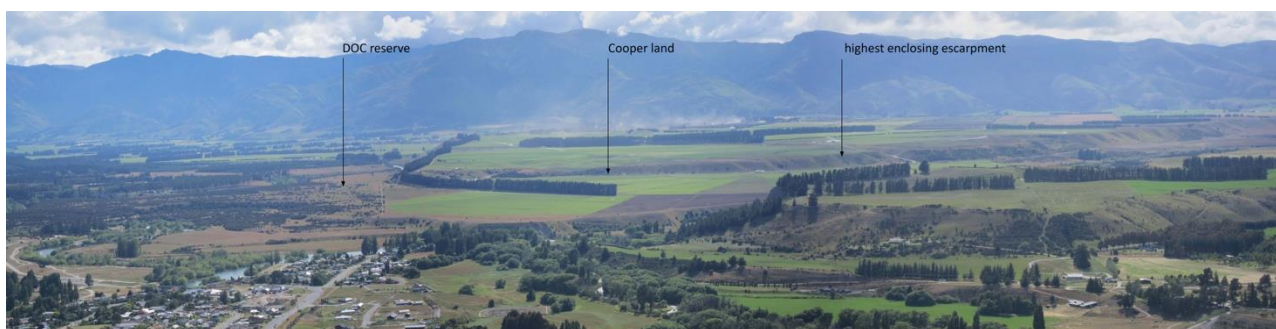
¹⁷ R Denney, RM110287 Landscape Assessment, 7 June 2011.

¹⁸ B Espie, Camp Hill/Forest Hill/Gimmermore Station Landscape Assessment and Categorisation Report, 29 July 2011.

Considering these issues starting from Rekos Point on the Clutha (refer **Figure 7** above), it is my view that the highest enclosing escarpments on the stretch of river for about five kilometres west form an integral part of the river corridor. The escarpments are within 250 to 650 metres of the true left river edge, they visually enclose the corridor and are an integral part of the aesthetic and perceptual values of the river. Their natural science and aesthetic characteristics and values are important to the assessment of the river corridor as outstanding within the District.

- 8.43** The eroding action of the Clutha River on the surrounding glacial outwash plains is highly legible and the scarps, floodplains and river margins support significant indigenous vegetation communities. The contrasts between terrace flats and scarps, the powerful river flow, and the presence of natural vegetation patterns and processes mean that the river corridor has very high aesthetic values and a high level of expressiveness. Public walkways along the river mean that these aesthetic values are experienced and appreciated by the local community and visitors.
- 8.44** However, the highest enclosing escarpments and the river terraces below them are outside the immediate margins of the river and in my opinion should not be classified as part of the outstanding river feature. Instead I consider that the ONF of the river is within a larger ONL that extends to the top of the highest enclosing escarpments. I concur with the reasoning on page 17 of Ms Steven's peer review of the landscape boundaries report in this respect **[CB70]**. I recommend that the landscape boundary on the Cooper land in this area remain as shown in the notified PDP but that the classification change to ONL rather than ONF.
- 8.45** Turning to the Cooper land east of the Clutha/Hawea confluence, the definition of the river corridor boundary is complicated here by the fact that the highest enclosing escarpment moves significantly further away from the river banks and encloses a much larger area of terrace land (refer **Photograph 9** below). The scarp is up to two kilometres from the river edge and the terraces below comprise about 370 hectares of land. Some of this is Department of Conservation reserve

supporting indigenous plant communities, and the remainder is owned by the submitter and has been developed for dairying with pivot irrigators, farm roads, fences, shelter belts and milking sheds/silos. The lower terrace and enclosing escarpment, along with the lower section of the Hawea River are classified as an ONL in the notified PDP.



Photograph 9: View from Mount Iron towards submitter's land (panorama stitched from 3 photographs taken at 50mm lens equivalent at 9.56am on 4/12/16).

- 8.46** I agree that this landscape of the Clutha/Hawea confluence is legible evidence of the fluvial action of the rivers and contains areas with moderate to high levels of natural character. The continuation of the highest enclosing terrace is visible from Albert Town, SH6 and Mount Iron, and the Hawea terminal moraine escarpment (where it has been eroded by the Hawea River) is prominent from the Hawea flats, the Hawea River track and SH6. I concur with Mr Denney's opinion that the terraces and escarpments around the Clutha/Hawea confluence form a memorable and expressive landscape. In my view they are part of the wider ONL of the Clutha River corridor and Clutha/Hawea confluence. The Clutha and lower Hawea rivers are ONFs within this wider ONL.
- 8.47** While observers may not recognise the developed dairy farm land on the Cooper property as an outstanding natural landscape by itself, it forms a small part of the larger ONL of the Clutha River corridor and Clutha/Hawea confluence. Many ONL within the District contain smaller areas within their boundaries that are neither highly natural or outstanding (eg, parts of the floor of the Cardrona Valley).

- 8.48** In my view the appropriate and logical boundary to the Clutha River corridor and Clutha/Hawea ONL is to follow the top of the highest enclosing escarpment (refer **Figure 8** below). The long extension of the PDP ONL boundary up a depression onto the upper terraces does not reflect the containment of the highest enclosing escarpment on the ground and is not consistent with the boundary to the east. I have therefore recommended an alternative boundary in this location. As the PDP objectives, policies and rules are identical for ONL and ONF, I do not consider it is necessary to define a boundary between the ONFs of the Clutha and Hawea Rivers and the wider ONL.
- 8.49** With respect to the Hawea River I consider that the meandering lower section of the river and its adjacent kanuka-covered floodplains have sufficiently high natural science, aesthetic, perceptual and shared values to be classified as an ONF. Upstream from Newcastle Road (end of unformed portion) I support the notified PDP landscape classification of the river. As discussed in the landscape boundary reports and reviews **[CB67-70]**, this part of the river is excluded from the ONF on the basis of the rural lifestyle and intensive dairying modification of the river margins, the modification of the river flow and course (artificial kayak waves) and the less impressive scale, clarity and impact of the river course and its associated landforms.

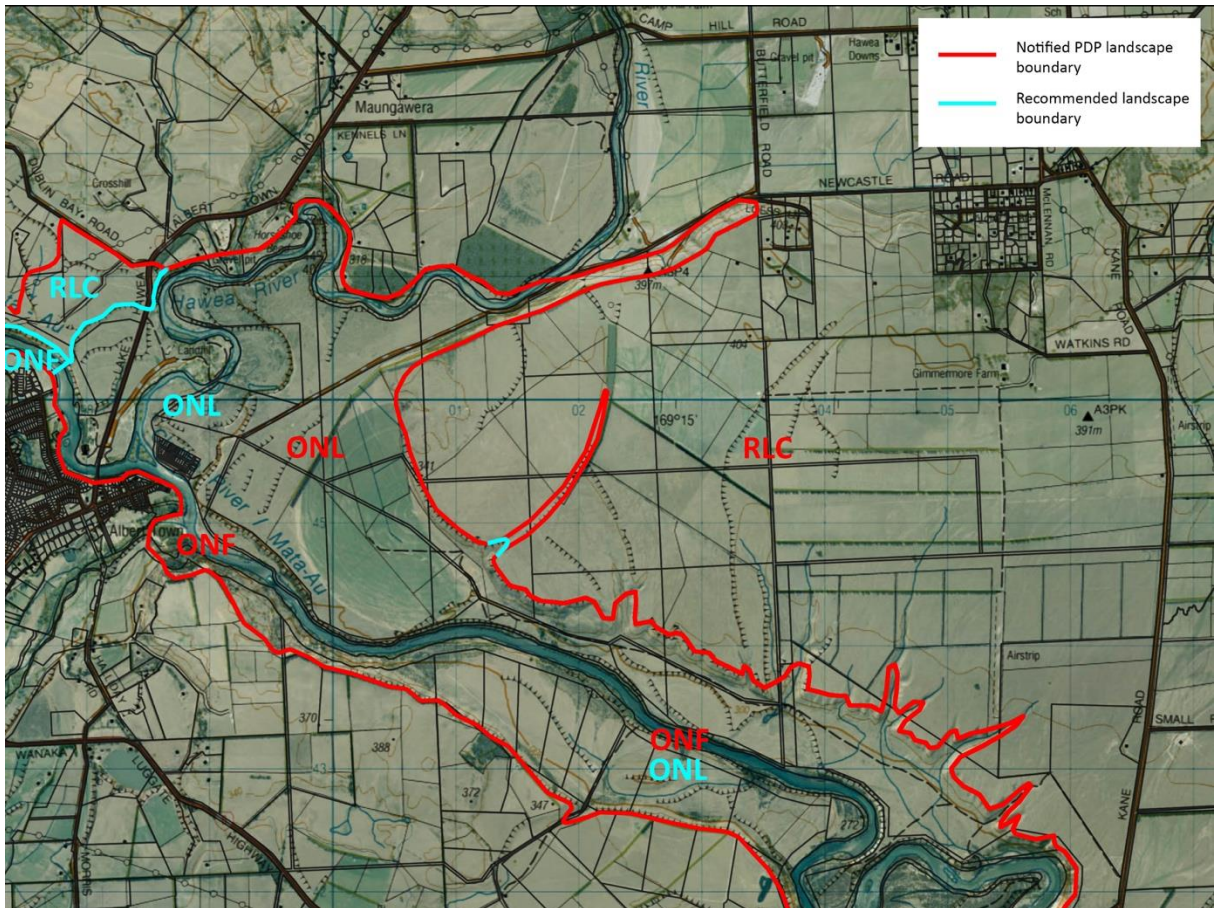


Figure 8: Notified PDP and recommended landscape classifications and boundaries of the Clutha River and Clutha/Hawea confluence.

8.50 I consider that the terraces east of the Hawea up to the highest enclosing terrace, and the visually prominent Hawea terminal moraine escarpment, form part of the ONL of the Hawea/Clutha confluence. While the terminal moraine escarpment as far east as Butterfield Road has been modified by earthworks for farm roads and is covered in rough pasture and scattered wilding conifers, it retains a moderately high level of natural character and remains a striking, distinctive and expressive landform that is legibly related to the erosive action of the Hawea River.

8.51 I will discuss the terraces on the western side of the Hawea River in more detail in relation to the Crosshill Farms submission (#531).

Forest and Bird Society Inc – #706, Evan Alty – #339, James Cooper – FS#1162

8.52 The Forest and Bird Society Inc and Evan Alty have sought that approximately 25 hectares of land on the true left bank of the Clutha River at Rekos Point be rezoned from Rural Residential zone to Rural zone. The landowner, James Cooper, has opposed the rezoning request. The land is zoned Rural Residential in the ODP but it has not been developed or subdivided and is currently open pasture. To the west along the same river terrace, pivot irrigators have been installed to facilitate dairy farming.

8.53 The Rural Residential zone is an isolated pocket of zoning within the ONL of the Clutha River corridor. In my opinion development of this existing zone would significantly degrade the natural character, intactness, scenic quality and recreational values of the Clutha River corridor ONL. It would constitute an anomalous node of intensive development within the rural landscape and would have substantial adverse effects on the visual amenity values and visual coherence of this part of the river corridor. The Clutha River trail runs adjacent to the zone on the true left bank of the river and on the opposite bank. Development associated with the zone, including an access from Kane Road, internal streets, dwellings, and domestic planting, would be highly visible from these public trails.

8.54 In my view the existing Rural Residential zoning would facilitate inappropriate sporadic development within a sensitive and highly valued ONL. Therefore I support the rezoning to Rural Zone sought by submissions #706 and #339, from a landscape perspective.

Crosshill Farms Limited – #531

8.55 Crosshill Farms Limited has sought that approximately 276 hectares of land between the Clutha River and Dublin Bay Road (Lots 1-3 DP 26282 Lot 3 DP27742) be rezoned from notified Rural zone to Rural Lifestyle zone. The submitter has also sought that the ONL and ONF boundaries on the land be relocated to the property boundaries to exclude an area of the property that has a pastoral character or exotic vegetation.

8.56 I will address the issue of the ONF and ONL boundaries first. The boundaries of the Lake Wanaka ONL and the ONF of the Clutha River outlet on the Crosshill Farms and nearby sites have been determined by the Environment Court.¹⁹ Four landscape architects provided evidence at that hearing and all agreed on the location of the landscape boundaries of the Clutha River ONF. There was some disagreement on the landward boundary of the Lake Wanaka ONL around the promontory that separates Dublin Bay from the river. After considering detailed landscape evidence, the Court determined that while the land on the promontory did not merit classification as an ONL in its own right²⁰ (it includes hummocky pastoral land and pine plantations, as stated in submission #531), it was part of the visual catchment and skyline of the lake and is significant because of its relationship with Lake Wanaka. I agree with this determination and consider that the ONL and ONF boundaries of Lake Wanaka and the Clutha River are appropriately located in the notified PDP.

8.57 However, I do not consider that the western wall of the Dublin Bay meltwater channel and the outwash terraces in the eastern part of the Crosshill Farms site are sufficiently rare, distinctive or unusually legible to be classified as ONF or ONL. The meltwater channel and its western wall would be legible to trained observers and the western scarp supports natural patterns of kanuka regeneration (refer **Photograph 10** below). While this unmodified evidence of previous glacial action could possibly be identified as a significant geological feature, it is not to my knowledge included in the New Zealand Geopreservation Inventory.²¹ It is outside my area of expertise to determine whether it is worthy of preservation from a geological perspective. From a landscape perspective, taking into account the natural science, expressive, aesthetic and perceptual values of the feature, I do not consider it warrants inclusion as part of the ONLs of either Lake Wanaka (the Dublin Bay area to the north) or the Hawea/Clutha confluence (it has not been formed by the fluvial action of either of the rivers).

¹⁹ *Upper Clutha Environmental Society Inc v Queenstown Lakes District Council* EnvC Christchurch C114/2007, 22 August 2007.

²⁰ *Ibid* at paragraphs 67-69.

²¹ <http://www.geomarine.org.nz/NZGI/>



Photograph 10: View of the meltwater channel and its western wall from Dublin Bay Road (photograph taken at 50mm lens equivalent at 10.03am on 19/01/17)

8.58 The outwash plains and mouth of the meltwater channel in the eastern part of the site consist of open level terraces with clear scarp faces that gradually step down towards the confluence of the Hawea and Clutha Rivers. Vegetation consists of rough pasture in some areas and remnant short tussock grassland and cushionfield in others (refer **Photograph 11** below). An area of this indigenous vegetation is scheduled as a Significant Natural Area (SNA E 39 A) in the notified PDP. These outwash terraces and meltwater channel have been included as part of an ONL in the notified PDP on the basis of their natural character, the rarity of remaining unmodified outwash plains in the basin, their legibility and their visibility from public places, including SH6 and the Fishermans Track access.²²

22 [CB70] at pages 14-15.



Photograph 11: View north-east from Fishermans Track to short tussock land on meltwater channel mouth (panorama stitched from 2 photographs taken at 50mm lens equivalent at 9.17am on 19/01/17)

- 8.59** While I agree that unmodified outwash terraces and scarps are now rare within the Upper Clutha Basin, I consider that the terraces on the Crosshill Farms land have been categorised as part of an ONL primarily on the basis of more intact at-risk indigenous vegetation. I do not consider that the upper outwash terraces are part of the Clutha/Hawea confluence fluvial terrace landscape.
- 8.60** I have considered the possibility that the high level of natural character resulting from the presence of indigenous vegetation tips this landscape character area into an outstanding category. In paragraph 7.26 of his ecological evidence for this hearing stream Mr Davis has stated that the site contains indigenous vegetation including stands of kanuka and short tussock grassland and cushionfield communities. Threatened plants are also present. Given the presence of indigenous vegetation communities within a lowland environment with less than 10% indigenous vegetation cover remaining and the presence of threatened species, Mr Davis considers that the Crosshill Farms property contains high ecological values that are important both locally and in a national context.
- 8.61** However, this ecological value is one of several components to be considered when assessing natural character, and landscape values and significance. There are other legible and open moraine, terrace and scarp sequences in the basin that are visible from public places and have high aesthetic values, but have been modified by irrigation

or pasture improvement. These have not been classified as ONL. Land management on the Crosshill Farms site has meant that indigenous dryland ecosystems have survived. In my view the most appropriate method of protecting these significant, rare and at-risk plant communities is through the SNAs identified in the PDP and the provisions in Chapter 33 [CB22] (Indigenous Vegetation and Biodiversity), rather than through categorisation as an ONL. I have therefore recommended that the meltwater channel mouth and outwash terraces be categorised as Rural Landscape Classification (refer **Figure 9** below). The lower terraces on the Crosshill Farms property and on either side of SH6 are part of the legible Clutha/Hawea confluence fluvial landscape and have been included in this ONL.

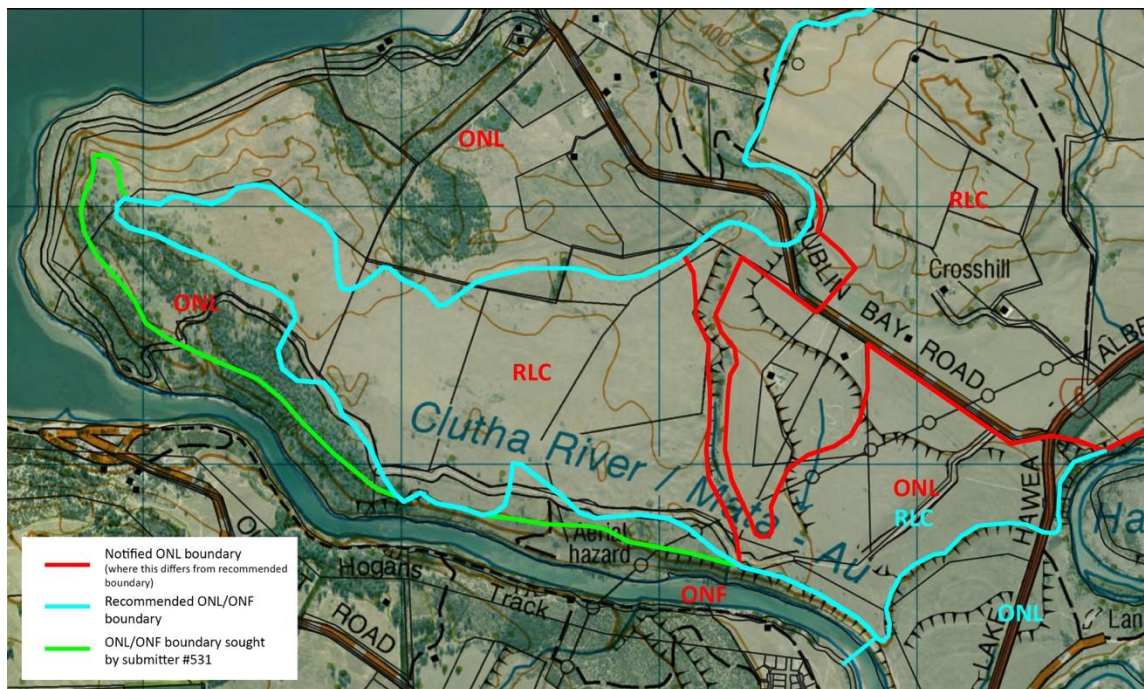


Figure 9: Notified, recommended and Submitter #531 ONL and ONF boundaries at Crosshill Farms.

8.62 Crosshill Farms Limited has sought that all those parts of the site outside the ONL and ONF boundaries sought in the submission (approximately 276 hectares based on the submitter's recommended ONF/ONL boundaries) be rezoned from notified Rural zone to Rural Lifestyle zone. At a 2-hectare average lot size this zoning could result in about 130 additional dwellings on the land once access roads are taken into account. Such development would substantially alter the existing character of this part of the rural landscape, introducing

roads, houses, accessory buildings, gardens, fences, shelter planting and domestic tree planting. This significant change in the landscape character would be visible from the adjoining Department of Conservation reserve (Fishermans Track), from SH6 adjacent to the site, from Dublin Bay Road and from elevated points south of the Clutha River, including Mount Iron, Aubrey Road and SH6 as it descends towards Albert Town.

- 8.63** In my view the rezoning sought would substantially detract from the legibility, openness, and pastoral/indigenous vegetated character of the moraines and outwash plains that are valued components of the Upper Clutha landscape. It would also result in the spread of rural living beyond the Clutha River, which currently forms a natural boundary to urban and rural living development. In my view the Crosshill Farms site could not accommodate Rural Lifestyle zoning without degradation of values derived from open rural landscapes and the rezoning sought would be inappropriate from a landscape perspective.

Jeremy Bell Investments Limited – #782

- 8.64** Submitter #782 has sought that 14.54 hectares of land immediately to the south of Wanaka Airport be rezoned from notified Rural zone to a proposed new Wanaka Airport Mixed Use zone. The zone is proposed to be similar to the notified PDP Queenstown Airport Mixed Use zone but to include modifications to reflect the location and context of Wanaka Airport.
- 8.65** The rezoning area is a strip of sloping terrace land between Wanaka – Luggate Highway, Mount Barker Road and a steep terrace escarpment to the south. It is open and pastoral in character, apart from the 'Have A Shot' commercial tourism facility on the corner of the two roads. To the north across SH6 are the hangars and other buildings associated with Wanaka airport. The easternmost buildings are set back from the highway by at least 50 metres.
- 8.66** In my assessment that part of the site immediately opposite existing built development at the airport has capacity to absorb sensitively

designed commercial or recreational tourism development without significant degradation of the landscape character or quality, or the level of visual amenity experienced from the highway. Development beyond the airport buildings on SH6 would in my view detract from the openness, pleasantness and coherence of rural views, particularly for people travelling east on SH6 (refer **Figure 10** below). Therefore I oppose this submission in part.

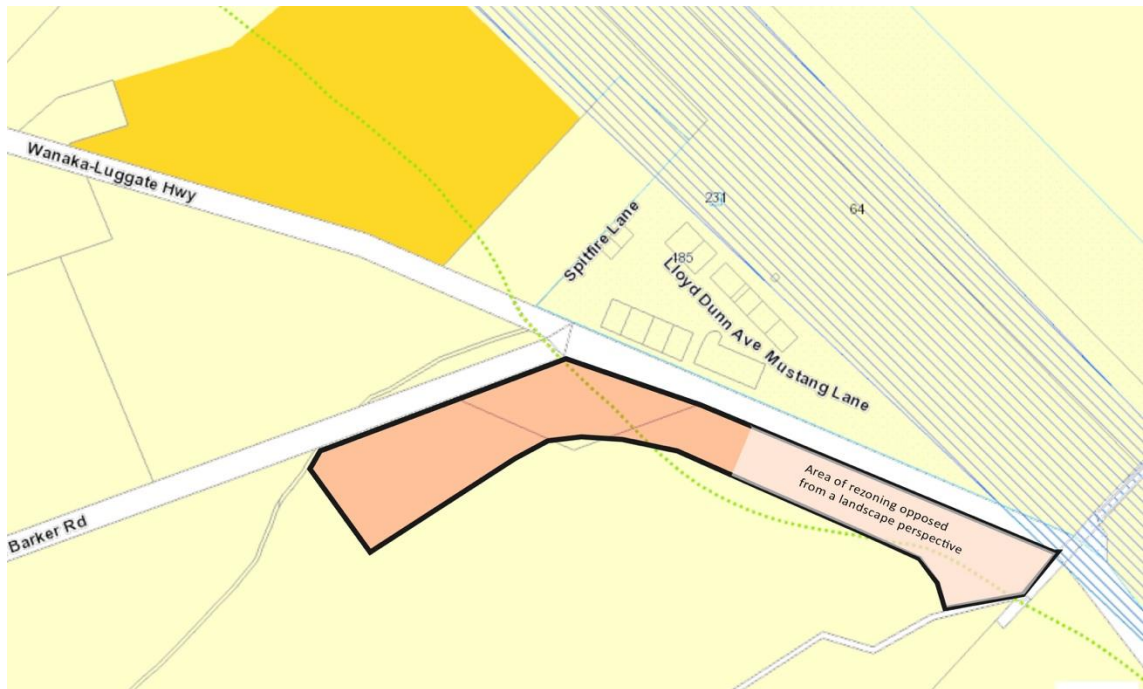


Figure 10: Annotated detail of notified PDP Map 8 showing rezoning sought by submitter #782 and area of rezoning not supported.

Jeremy Bell Investments – #820, UCESI – FS#1034

- 8.67** Submitter #820 has sought that approximately 71.2 hectares of land at Lots 1-3 DP 300397 and Section 32 Block VI Tarras SD be rezoned from notified Rural zone to Rural Lifestyle zone. Twenty two hectares of terrace escarpment and stream gully within the zone are proposed to be subject to a BRA overlay, and a zone standard is proposed to limit the number of building platforms to 25. A landscape assessment of the proposed rezoning has been provided by Paul Smith of Vivian and Espie.
- 8.68** The rezoning area is at the base of the northern end of the Criffel Range and is within Criffel Station, a deer farm that extends north to

Mount Barker Road and south to Criffel Peak. Apart from the very north-west end, the rezoning area is not within an ONL. It is however immediately adjacent to the Criffel/Pisa range ONL.

- 8.69** I agree with Mr Smith's comment in the Vivian and Espie report provided by the submitter, that Rural Lifestyle zoning of the site would alter the current agricultural landscape character to a rural living character and result in moderate adverse effects on the natural character, open pastoral character and visual amenity values of the rural landscape. Mr Smith considers that this part of the Upper Clutha basin is less sensitive to the adverse effects of rural living development than other parts, as it is a 'peripheral corner' that is infrequently visited by people other than local residents. However, I note that buildings and domestic planting within the zone would be seen from the Wanaka Luggate Highway (SH6), and the change in landscape character would therefore be perceived by a wider group of people.
- 8.70** As is the case with the rural lifestyle development at the base of the Criffel Range west of Mount Barker, the proposed rural living zone would in my view detract from the landscape quality, natural character and visual integrity of the adjacent ONL. The adverse effects of the rezoning sought would be cumulative with those of existing rural living at the base of the mountains.
- 8.71** The Vivian and Espie report relies on the future growth of domestic vegetation around dwellings to mitigate adverse effects on views from surrounding public and private places, including SH6 and Mount Barker Road, and on visual amenity. I consider that such vegetation could itself have domesticating effects on the rural landscape character and could draw attention to rural living development. It is also unlikely that residents of the proposed zone would plant vegetation to the north of their dwellings, as it would obscure open views over the Upper Clutha Basin.
- 8.72** In my view, while the rezoning area may have some capacity to absorb sensitively designed development that is screened from the wider basin by landform, the proposed Rural Lifestyle zoning of the

site would be inappropriate from a landscape perspective. I therefore oppose the rezonings sought by the submission.

Andrew and Zuzana Millson – #242

8.73 Submitter #242 has sought that the ONF boundary on the southern side of Mount Barker be modified slightly to exclude alluvial fans at the toe of the mountain (refer to **Figure 11** below). The submitters support the classification of Mount Barker as an ONF.

8.74 The distance between the notified ONF boundary and that sought by the submitters varies between 10 and 100 metres. This is a very small distance in landscape terms. The submission highlights the difficulty in defining an exact boundary to a landscape feature or between landscapes, when there is often a transitional area with intermediate characteristics. In the case of Mount Barker I consider that some of the debris fans at the toe of the mountain form a clearly legible part of the topographical feature (refer **Photograph 12** below) and have a gradient similar to the schist slopes above. In my opinion they should be included within the ONF, as shown in the notified PDP. I note that the ONF classification of the land would not affect pastoral farming uses but could protect the feature from earthworks or built development that detracted from the naturalness and visual integrity of the mountain.

8.75 A schist 'shoulder' of land connects Mount Barker to the Criffel Range to the south. Mount Barker Road passes over this shoulder, which is currently covered in a Douglas fir plantation. While the underlying geology of this area is the same as that of Mount Barker and the Criffel Range, there is a clear change in slope on the south-eastern toe of Mount Barker. In my view this change in slope represents a logical and legible boundary to the roche moutonnée landform. I therefore oppose the relief sought by the submission.

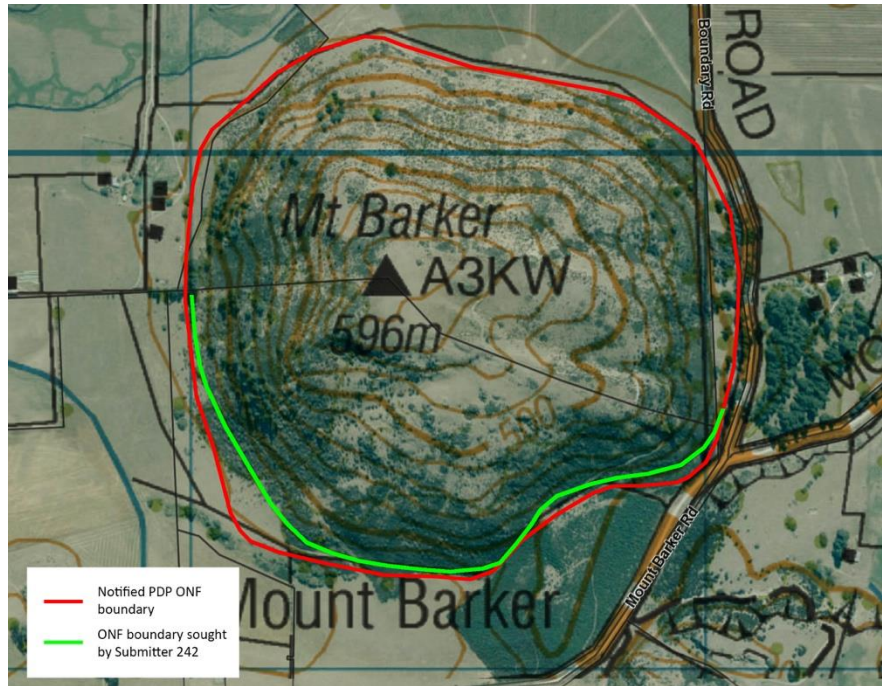


Figure 11: Notified PDP boundary of Mount Barker ONF and changes sought by Submitter #242.



Photograph 12: View from Mount Barker Road towards Mount Barker, showing alluvial fan in pasture on left to be included in ONF (panorama stitched from 3 photographs taken at 50mm lens equivalent at 3.15pm on 4/12/16).

Dave Sherwin – #388, Graeme Ballantyne – #245, Contact Energy Ltd – FS#1085

8.76 Submitters #388 and #245 have sought that the boundary of the Lake Hawea ONL between Muir Road in Lake Hawea township and the 'Gladstone Gap' be relocated north to the boundary of the Hydro Generation Area. This would change the landscape classification of the western part of Lot 2 DP436345 to Rural Landscape Classification. Contact Energy Ltd opposes submission #388.

8.77 The land in question is part of the terminal moraine of Lake Hawea, which encloses the southern shore of the lake between the Hawea river outlet and Gladstone settlement at the mouth of Johns Creek. The western part of the moraine is the site of Lake Hawea township. The Gladstone Gap is an ancient water channel through the moraine which allows water to flow out of the lake at times of very high levels. It has been modified by a linear stop bank to prevent this occurring, except when required for control of Hawea River flows by Contact Energy.

8.78 Submitter #388 is concerned that in previous resource consents the land has been classified as Visual Amenity Landscape (an ODP landscape classification). I note that the landscape assessment for RM021044, a consent for a two-lot subdivision, did not undertake a thorough landscape classification from first principles. In the decision on a subsequent appeal the Court considered the landscape evidence provided and stated:²³

' . . .we make no definitive finding on landscape category, noting that the moraine adjoins the outstanding natural landscape of Lake Hawea as well as the mountains to the east, and along with the unmodified part of the Gladstone Gap, is a significant and clearly visible part of the natural history of the area. This leaves open the possibility of a fuller case being mounted to classify the area as part of an ONL.'

8.79 In my view the land between Muir Road and the Gladstone Gap that is sought to be excluded from the ONL is an integral part of the moraine landform. In this location the moraine is wide and relatively flat topped, and extends as far as the base of the pine plantation within the cemetery reserve adjoining the site (refer **Photographs 13 and 14** below).

²³ *Sutherland v Queenstown Lakes District Council* EnvC Christchurch RMA898/03, 11 February 2005 at paragraph 17.



Photograph 13: View east from Muir Road to hummocky moraine crest sought to be removed from ONL (photograph taken at 50mm lens equivalent at 1.30pm on 3/12/16).



Photograph 14: View north from Gladstone Road to moraine landform between Muir Road and Gladstone Gap, with pine plantation extending down into cemetery reserve (photograph taken at 50mm lens equivalent at 1.31pm on 3/12/16).

- 8.80** The terminal moraine has high geomorphological values and is rare within the District as a relatively unmodified lake terminal moraine. At Lake Wanaka and Lake Wakatipu, the lake terminal moraines have been substantially modified by urban development. There is limited development other than the dwelling east of the Gladstone Gap and the recently constructed walkway, and the area is characterised by a sense of remoteness and a strong connection with the lake. Some natural processes of vegetation regeneration are occurring, with grey

shrubland species present on steeper slopes. The landform is clearly legible as part of the lake moraine, and there is a strong contrast between the hummocky moraine and the flat outwash plains behind (refer **Photograph 15** below). The intermittent outflow of the lake through the Gladstone Gap (prevented by the stop bank) is an unusual element of the landscape, with scientific value.



Photograph 15: View west from Gladstone Road to eastern part of moraine (photograph taken at 50mm lens equivalent at 1.46pm on 3/12/16).

- 8.81** In my view, it is appropriate to include the entire moraine landform east of Muir Road as part of the Lake Hawea ONL. The moraine has an integral relationship with the lake and is significant in its own right as a rare relatively unmodified landform. I concur with the location of the ONL boundary in the notified PDP, and oppose the relief sought in submissions #388 and #245.

Willowridge Developments Limited – #249

- 8.82** Willowridge Developments Limited (**Willowridge**) (#249) owns approximately 50.6 hectares of land (Lot 1 DP 462959 and Lot 501 DP 375230) to the north-east of Luggate township, and is currently developing the land for residential use, in accordance with resource consents RM060392 (Stage 2A) and RM060393 (Stage 2B). Willowridge has sought that those parts of the land zoned Rural zone

in the PDP be rezoned to Low Density Residential and Rural Residential, to ensure consistency with the density of approved development.

- 8.83** The development is stage 2 of the Luggate Village development, stage 1 to the west has been developed within land zoned Rural Residential in both the ODP and PDP. The consented stage 2A is located on level terrace land immediately to the north of the Luggate-Cromwell Highway and on a higher terrace to the east. Dead Horse Creek flows through the area and around the base of the eastern terrace scarp. This stage of Luggate Village involves 138 residential lots of between 500 and 1,800m² on the lower terrace and a sports field and a sewage treatment plan on the upper terrace. Conditions of consent require roadside buffer and riparian planting, as well as mounding to screen the sports fields. There are also conditions controlling the external appearance of dwellings. Willowridge has sought Low Density Residential zoning for this area.
- 8.84** Consented stage 2B is located on an elevated upper plateau north of stage 2A and consists of 22 rural living lots and an open space area. Conditions of consent require land form modification to set some building platforms down into the surface of the plateau, revegetation planting on the escarpments and crest of the south escarpment, building height and external appearance controls, and controls on lighting, fencing and entries. There is also a BRA over part of the site.
- 8.85** Although bulk earthworks are being, or have been, undertaken in stages 2A and 2B, my understanding is that no titles have been issued for residential lots. Rezoning of this land to Low Density Residential would enable dwellings to be built as of right and enable a case to be made for an alternative subdivision layout without any of the mitigation required through the resource consent conditions. In my view the Low Density Residential rezoning sought could result in significant adverse effects on the level of visual amenity experienced from the highway, when compared with the consented environment. The suburban character of the Low Density Residential zone would also be inconsistent with the character of the developed Rural

Residential zone around Pisa Road, which separates the subject site from Luggate township.

- 8.86** The elevated plateau that is the site of Stage 2B is a visually prominent landform that is sensitive to the potential adverse cumulative effects of additional earthworks and dwellings. Rural Residential zoning of the eastern two-thirds of this distinctive landform (the western third is already zoned Rural Residential) could facilitate additional dwellings in the proposed reserve area and/or in the BRA that has been imposed to protect the amenity of views from the highway. The controls on building height, fencing, lighting and revegetation planting included in the various resource consent conditions would not be necessarily imposed under the requested Rural Residential zoning in the PDP. In my view the subdivision design and conditions approved as part of RM060392 are important in limiting and mitigating the adverse effects of development on the natural setting of Luggate township and on the visual amenity of the wider landscape, including the highway. I therefore oppose the relief sought by the submitter.

Wakatipu Holdings – #314, The Alpine Group – FS#1309

- 8.87** Wakatipu Holdings (#314) has sought that 13.89 hectares of land (Lot 1 DP22247) on Church Road north of Luggate township be rezoned from Rural zone to Rural Lifestyle zone. FS#1309 opposes the rezoning sought on the basis of potential reverse sensitivity effects on established rural industrial activities adjoining the site.
- 8.88** The site in question is bounded by Church Road, the Clutha River and Luggate Creek and consists of a series of terraces stepping down to the creek to the south. The site adjoins a sawmill to the south and a small scale game processing factory to the north. Land cover comprises unimproved pasture with patches of indigenous cushionfield vegetation, and an area of scattered pines. There is an undeveloped residential building platform registered on the property title.

- 8.89** The land is not within an ONF or ONL, but does adjoin the Clutha River corridor ONF. The boundary of this feature runs along the top of the river escarpment, just outside the site boundary.
- 8.90** Rezoning of this land to Rural Lifestyle zone could result in an additional five or six dwellings on the site, with associated earthworks, domestic planting, curtilage activities and traffic movement. Buildings could potentially be visible from Church Road, the Clutha River corridor to the east, and from the Luggate Creek walkway. The development would infill an area of rural character between the sawmill and factory and would result in the spread of domestication along the eastern side of Church Road to the intersection with Shortcut Road. This would blur the distinction between the compact township and the surrounding rural land.
- 8.91** Rural Lifestyle zoning also has the potential to degrade the natural character and visual amenity values of the Clutha River ONF if built development and domestication were visible along the edge of the river escarpment. I note that there is no public walkway along at the true left (eastern) bank of the Clutha at present, and the public trail from the Red Bridge to Luggate Creek is located below the river escarpment and does not have views to the Wakatipu Holdings land. However views to development on the land could be available from the trail network south of Luggate Creek, in the vicinity of Devils Nook.
- 8.92** In my view extension of rural living development north of Luggate Creek would represent sprawl of development into the rural landscape and would adversely affect the visual amenity values of the approach into Luggate from the Red Bridge. Therefore I oppose the relief sought by the submitter.

Tim Burdon – #791, Lakes Land Care – #794

- 8.93** These two identical submissions have sought that the landscape classification boundaries on the northern side of the Maungawera Valley and on Mount Brown be reviewed.

- 8.94** The submitters consider that the notified boundary of the Mount Maude/Mount Gold/Mount Burke ONL on the northern side of the Maungawera Valley does not follow a strong land form boundary and includes lower hills that are modified by pastoral development. The submitters agree with the ONL boundary recommended by Ms Anne Steven in her review of the landscape boundaries study **[CB70]** (refer **Figure 10** below).
- 8.95** The ONL being assessed in this case is that of the mountains separating Lakes Hawea and Wanaka, including Mount Maude, Mount Gold and Mount Burke. This landscape consists of dramatic kanuka-covered or bare eroding peaks – a classic South Island central divide landscape. The elements that render this landscape outstanding are primarily related to the dramatic soaring landform and the contrast between the steep topography and the surrounding lakes, valleys and outwash plains. The naturalness and ecological values of the vegetation cover and the wild and remote character are in my view secondary elements.
- 8.96** Some lower slopes and foothills are more intensively farmed and greener than the higher slopes, but they still form an integral part of the mountain range in terms of visual coherence and geomorphological characteristics (see for example **Photographs 16 and 17** below). In my opinion, the boundary recommended by Ms Steven excludes several steep foothills and ridges that, while in pastoral management, are clearly legible as part of the mountain range rather than the valley. These are the foothills between Quartz Creek and the Maungawera valley stream, and the ridges enclosing Quartz Creek West (refer **Figure 12** below). I recommend that these foothills and ridges be included within the ONL.



Photograph 16: View north-west from Maungawera Valley Road to pastoral foothills (panorama stitched from 2 photographs taken at 50mm lens equivalent at 2.46pm on 3/12/16).



Photograph 17: View north from Maungawera Valley Road to improved pasture on lower slopes of Mount Burke (photograph taken at 50mm lens equivalent at 2.46pm on 3/12/16).

- 8.97** In my opinion the notified PDP boundary does include portions of the flatter rolling downlands that are not part of the mountain range proper. I also consider that while the lower part of Quartz Creek has moderately high natural and aesthetic values, it is not part of the mountainous landscape that forms this particular ONL. It is also not sufficiently outstanding to be classified as an ONF in its own right. The exclusion of lower Quartz Creek would not compromise the ecological, visual or physical integrity of the ONL.

8.98 I therefore recommend that the ONL boundary on the northern side of the Maungawera Valley follow the change in gradient between the flats and foothills and then the top of the Quartz Creek East escarpment to the confluence of the west and east branches.



Figure 12: Notified and recommended PDP ONL boundaries around the Maungawera Valley.

8.99 To the south of the Maungawera Valley, the submitter is concerned that there are inconsistencies in the categorisation of the northern and southern sides of Mount Brown. This landscape feature is an elongated roche moutonnée that divides the valley from Dublin Bay. While the ridge encloses the valley and lake, supports areas of indigenous vegetation, and is highly visible from public places, I do not consider it to be sufficiently distinctive within the District to be classified as an ONF. It is not as visually prominent as other roche moutonnée (eg. Mount Iron and Mount Barker) within the Upper Clutha and is less expressive than the schist ridge that encloses Malaghans Valley in the Wakatipu Basin (which is not classified as an ONF). On the northern side, there is no clear boundary between the landscape character of the slopes and that of the Maungawera Valley flats.

- 8.100** The landscape classification of the southern face of Mount Brown was considered by the Environment Court and determined to be part of the ONL of Lake Wanaka.²⁴ The Court determined that Mount Brown was not an ONF²⁵ but that the steep southern vegetated slopes of Mount Brown, which form part of the visual catchment from the lake, were part of the lake ONL. I concur with this assessment.
- 8.101** In my view, the PDP ONL boundary on the southern side of the Maungawera valley is appropriate and defensible, for the reasons set out above.
- 8.102** Overall I oppose the submission in part.

FMA Taylor – #800

- 8.103** The submitter has sought that the Clutha River ONF be limited to the river itself and, in the case of specific areas adjacent to the river that are of sufficient significance, to the river plus the adjoining esplanade reserve or marginal strip. The Halliday bluff on the true right bank of the Clutha just downstream from the Cardrona/Clutha confluence is cited as an example of a feature that warrants inclusion within the ONF.
- 8.104** Submitter #800 agrees that the Clutha River should be classified as an ONF, but is concerned about the impact of the wider ONF boundaries on the development capacity of adjacent land. A map is appended to the submission showing a recommended revised ONF boundary at the confluence of the Cardrona and Clutha Rivers.
- 8.105** As discussed in my evidence on the James Cooper submission (#400), I consider that the Clutha River ONF is within a wider ONL of the Clutha River corridor and Clutha/Hawea confluence. In this particular location, however, I consider that the boundaries of the river as a landscape feature and the river corridor ONL are in the same location. The boundaries of the river feature include the floodplain

²⁴ *Upper Clutha Environmental Society Inc v Queenstown Lakes District Council* EnvC Christchurch C114/2007, 22 August 2007 at paragraph 43.

²⁵ *Ibid* at paragraph 42.

and extend to the crest of the immediate terrace escarpment enclosing the river.

8.106 The inclusion of the floodplains and enclosing escarpment within the ONF is in my opinion consistent with the requirement in section 6(a) of the RMA for preservation of the natural character of rivers and their margins, as a matter of national importance. The margin of a water body is not defined in the RMA, and there have been widely varying definitions in Environment Court cases and other documents. In my view as a landscape professional, the margin of a river includes those landforms that are directly associated with the river and its dynamic processes and are also closely associated in a visual sense. In the case of the Clutha River, these include the banks, floodplains, and enclosing river escarpments, where these are experienced or viewed as part of the river environment.

8.107 In my assessment, the ONF/ONL boundary in the vicinity of the Cardrona/Clutha River confluence appropriately follows the crest of the enclosing escarpment and includes floodplains that are an integral part of the river feature (see **Photographs 18 and 19** below).



Photograph 18: View south-west to enclosing river escarpment from Clutha River floodplain south of Cardrona confluence (photograph taken at 50mm equivalent at 4.45pm on 4/12/16).



Photograph 19: View north-west to enclosing river escarpment from Clutha River floodplain south of Cardona confluence (photograph taken at 50mm lens equivalent at 4.44pm on 4/12/16).

8.108 I consider that the submitter may be unduly concerned about the impact of the ONF classification on the adjacent Rural Landscape Classification land to the south. The PDP policies and landscape assessment matters for RLC landscapes include the following relevant sections **[CB6 and 15]**:

Policy 6.3.3.2 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.*

21.7.2.3 *Effects on landscape quality and character*

The following shall be taken into account:

- a. *Where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;*

8.109 This assessment matter and policy do not indicate that any development adjacent to or visible from the ONF is '*nigh on impossible*', as submitter #800 has stated. Development that did not have more than minor adverse effects on the quality and character of the adjacent ONF would be consistent with this particular assessment matter. Therefore I oppose the relief sought by submitter #800.

Jeff Rogers - #2

8.110 Jeff Rogers (#2) has sought that 3580m² of land (Lot 1 DP 303093) adjacent to the northern end of Cardrona village be rezoned from notified Rural zone to Rural Visitor zone. The site is a triangular lot on the eastern side of Cardrona Valley Road that is currently covered in rough grass and broom. The southern edge of the site is on the same terrace as Cardrona village but the majority slopes gently down to the flats surrounding the Cardrona River, which is about 130 metres to the east. There is undeveloped Rural Visitor-zoned land to the south and to the west across Cardrona Valley Road. The site is also opposite the Cardrona Domain, with its historic buildings and public convenience. A consent had previously been granted for a four-chalet visitor accommodation development on the property (RM050308), but this has now lapsed.

8.111 The site is within the ONL of the Cardrona Valley.

8.112 A Rural Visitor zone has not yet been included in the notified PDP. However based on the provisions of the ODP Rural Visitor zone, the zoning sought could allow as controlled activities a visitor accommodation building of up to 12 metres in height at a minimum of 20 metres from the boundaries, or commercial recreation and residential activities of up to 8 metres in height outside a 10-metre boundary setback. Due to the triangular shape of the site, the area available for controlled activity visitor accommodation activities outside the 20-metre setback would be very small. Under the ODP provisions, QLDC retains control over coverage, location, external building appearance, earthworks, access and landscaping, but does not have the ability to decline consent.

- 8.113** The relatively small site does form a logical part of the Cardrona village. It is on the same terrace landform as the remainder of the village, it is within the 50km speed limit zone, and it does not extend further north than Rural Visitor zone or Cardrona Domain land across the road. Topographically the slope leading down to the Cardrona River floodplain would form a logical and legible northern containment for the township. The site does, however, include the gently sloping escarpment, and development on this slope has the potential to adversely affect the legibility of the landform. I consider that the 10-metre boundary setback on the north-eastern boundary would be marginally sufficient to protect the legibility of the escarpment.
- 8.114** The rezoning area is highly visible from vehicles travelling south on Cardrona Valley Road, and if developed would be the first visible part of Cardrona village when travelling from Wanaka. If the site were larger and had capacity for 12-metre high visitor accommodation development outside the 20-metre setback, I consider the proposed rezoning would be inappropriate from a landscape perspective, as bulky and tall development would significantly detract from the natural and rural character of the surrounding ONL and from the visual amenity of the valley. However, any visitor accommodation development would likely be assessed as a restricted discretionary activity (as a result of infringing the boundary setbacks), allowing Council greater ability to ensure that adverse effects on landscape and amenity values, and on the natural character of the rural environment were avoided or mitigated. In my opinion, protection of the terrace escarpment, building heights lower than the zone standards, recessive external building materials, and planting to screen buildings from the highway would be required to achieve these outcomes.
- 8.115** Overall it is my view that the type of development possible on the site under the ODP Rural Visitor zone provisions would be appropriate from a landscape perspective.

Alan Cutler – #110, Seven Albert Town Property Owners – FS#1038

8.116 Alan Cutler has sought that the boundary of the Clutha River ONF in the vicinity of the Albert Town bridge be relocated to take in the river bank and associated terrace, rather than being defined at the water's edge.

8.117 My understanding is that the line was intended to include these parts of the river margin, but that the line was incorrectly translated from a marker pen line on an aerial to a precise line in GIS. I agree that the appropriate location for the line is along the northern boundary of properties fronting the unformed portion of Wicklow Terrace and then along the northern boundary of Wicklow Terrace road reserve. This revised line is shown in **Figure 13** below. This boundary is consistent with that in other parts of the Clutha River ONF and includes the river banks and terrace faces that form an integral part of the feature. Photographs of the area are also included below (**Photographs 20 and 21**).



Figure 13: Notified PDP and recommended boundaries of the Clutha River ONF at Albert Town.



Photograph 20: View west from Albert Town bridge to river escarpment below dwellings on Alison Avenue (photograph taken at 50mm lens equivalent at 8.29am on 3/12/16).



Photograph 21: View west from Albert Town bridge to river escarpment below dwellings on Alison Avenue (photograph taken at 50mm lens equivalent at 8.32am on 3/12/16).

- 8.118** Seven owners of properties (FS#1038) on Alison Avenue that adjoin the revised ONF boundary have opposed Mr Cutler's submission. The submitters' concern is that the river bank in this location has been modified in response to land instability and that future engineering works may be required within the ONF to ensure on going stability.

8.119 The contour of the river escarpment in this location is likely to have been at least partially modified, particularly as part of the Albert Town bridge construction. However, it remains a clearly legible escarpment that connects to unmodified river bank landforms to the west and east. The ONF landscape classification is unlikely to compromise future stability works, if they become necessary, but it would ensure that any such works minimised adverse effects on the natural character of the Clutha River.

A handwritten signature in black ink, appearing to read 'H. Mellsop', is positioned above the printed name.

Helen Juliet Mellsop

17 March 2017