



HENLEY DOWNS PROPOSED PLAN CHANGE
LANDSCAPE EFFECTS ASSESSMENT REPORT
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INTRODUCTION

1. A Private Plan Change is proposed in relation to the Jacks Point Resort Zone (JPRZ) of the Queenstown Lakes District Plan (the Plan). The proposed Private Plan Change (PPC) relates primarily to changes regarding activities within the northern part of the JPRZ, being the Henley Downs area (JPRZ-HD). The existing layout of Activity Areas within the JPRZ-HD is shown on Figure 2 of the Resort Zone Section of the Plan at page 12-27 and is reproduced as Appendix 1 to this report.
2. The PPC effectively will create an amended layout of Activity Areas within the eastern half of the JPRZ-HD to allow for an overall greater density of residential development on the valley floor part of the Henley Downs area, to extend low density residential development into some discrete parts of the toe of the tableland slopes that surround the valley floor area, and to locate some individual dwelling sites within the tablelands/fan slopes. The details of the PPC are set out in the application itself and will be discussed subsequently in this report.
3. The alterations to Plan that are proposed by way of the PPC are the result of an iterative and consultative design process over a period of months. I have provided input into this design process from a landscape effects point of view. This report describes and quantifies the landscape and amenity related effects that will result from the PPC and focusses on effects as experienced from outside the JPRZ-HD. This report does not discuss matters that relate to internal urban design, internal amenity and internal functionality.

THE LANDSCAPE CONTEXT

4. The context for the JPRZ is the area known as the Coneburn Valley that lies south of the Kawarau River between the landform of Jacks Point and The Remarkables.
5. The landscape characteristics of this area were examined in detail at the time the Environment Court considered the landscape categorisation of the Coneburn Valley¹. In summary, the Court found that:

¹ These proceedings led to Environment Court decision C90/2005, Wakatipu Environmental Society Incorporated vs. Queenstown Lakes District Council.

- The floor of the Coneburn Valley is part of a visual amenity landscape, including the area that has become known as the tablelands. The mountains and hills that contain these valley floor lands are part of an outstanding natural landscape². This categorisation is now reflected on Map 3 of Appendix 8A of the Plan (that is attached to this report as Appendix 2).
 - The Objective, Policies and Anticipated Environmental Results of the JPRZ provide a solid basis from which to protect landscape values of the abovementioned visual amenity landscape³.
6. Prior to and during the Court's examination of the Coneburn Valley, the JPRZ was being contemplated and formulated. As part of this process, a detailed analysis of the landscape characteristics of the Coneburn Valley was undertaken. This analysis resulted in the Coneburn Area Resource Study.
7. I consider that the Coneburn Area Resource Study constitutes a very comprehensive analysis of the landscape context of the JPRZ. A copy of the study is attached to the PPC application. I will not repeat the findings of the study here but point out the following particularly relevant points:
- The degree to which the surface of landform is visible from State Highway 6 (SH6) as it traverses the Coneburn Valley is shown on Figure 10 of the study. I attach this figure to this report as Appendix 3. I note that the screening qualities of any existing vegetation are not taken into account by this analysis, i.e. the land is considered to be entirely bare of screening vegetation.
 - The potential for the landscape to absorb change in terms of visual and landscape criteria is shown on Figure 12 of the study. I attach this figure to this report as Appendix 4.

² Environment Court decision C90/2005, Wakatipu Environmental Society Incorporated vs. Queenstown Lakes District Council, paragraphs 50 to 52.

³ Ibid, paragraph 40

- A potential landuse and landscape management strategy that responds to the findings of the study is shown on Figure 14 of the study. I attach this figure to this report as Appendix 5.
8. Although I will not reiterate all of the findings of the Coneburn Areas Resource Study in this report, I consider that the report forms very useful background information to an assessment of the PPC and it should be given appropriate consideration.

THE EXISTING JACKS POINT RESORT ZONE

9. The JPRZ provides for an integrated community that incorporates residential activities including village centres, visitor accommodation, small-scale commercial activities and outdoor recreation with appropriate regard for landscape and visual amenity values, servicing and public access for recreational type activities. The part of the JPRZ that is known as Henley Downs is effectively the northern half of the zone, being the area shown on Appendix 1.
10. While providing for residential township/resort development, the JPRZ provisions place considerable emphasis on preserving the visual amenity and landscape values that are appreciated by observers outside the JPRZ itself, often users of SH6 or the lake surface⁴. Other provisions ensure a high degree on internal amenity within the zone itself.
11. As can be seen on Appendix 1, the Structure Plan for the JPRZ breaks the zone into a number of Activity Areas. Much of the area of the zone is dedicated to open space. In the Henley Downs area, residential and village activities are generally confined to the valley floor topography.
12. The provisions of the JPRZ stipulate that an Outline Development Plan (ODP) is required to be approved for each Activity Area before it is developed. An ODP has been approved for the Henley Downs area which enables development of the various Activity Areas. The approved ODP can be seen on Appendix 6 of this report. Effectively, the development that is set out on these ODP plans is what the current zoning provides for in the Henley Downs

area; suburban residential development with wide open space corridors separating individual neighbourhoods and a denser village centre area towards the south. Open space surrounds the residential area that provides for farming or endemic vegetation with buildings being a non-complying activity.

THE PROPOSED PLAN CHANGE

13. Full details of the PPC are given in the plan change application. I will not describe the PPC in detail in this report. However, I give the following summary of the PPC with particular reference to aspects that are relevant to the assessment of landscape and amenity issues:

- The PPC seeks to reconfigure and simplify the Activity Areas of the current JPRZ-HD. In this regard, it seeks to create a larger, simpler area of generally suburban residential activity that occupies all of the flat, low-lying ground of the Henley Downs part of the Coneburn Valley floor. Essentially, the change proposed is to remove the pod-like configuration of residential Activity Areas, separated by broad areas of open space, and create one area that occupies all of the land suitable for residential development. This area takes in proposed Development Areas B, C, D, E and F. Each of these Development Areas have slightly different maximum densities associated with them but in rough terms 15 to 18 dwellings per hectare are provided for. Over-arching Objectives and Policies regarding character and amenity issues will apply that are similar to those that currently apply to the JPRZ-HD. An ODP will be required prior to any development of these Development Areas and Council discretion is reserved in relation to an extensive list of matters. Assessment Matters that relate to the assessment of an ODP require consideration of many factors. A significant number of these relate to the internal amenity, form and function of future suburban development and associated public spaces. However, many also relate to the effects as experienced from outside the plan change area, focusing on issues such as:

⁴ Queenstown Lakes District Plan, Section 12.1.4, Objective 3, Policies 3.1, 3.3, 3.7, 3.10 and 3.11.

- The use of landscape treatments (mounding, planting, protection of existing vegetation, etc.) to ensure that development is not highly visible from SH6, including the potential deferment of development in some areas until landscape work has become established.
 - The treatment of the edge of urban/suburban areas.
 - Height and colour controls for buildings.
- Further to the above, the PPC seeks to reconfigure the current Henley Downs Village Activity Area (to become Development Area G) such that it will increase slightly in size by eliminating much of the open space corridors that currently separate this Activity Area from its neighbouring Activity Areas within the zone. As has been discussed above, an ODP is required to be consented prior to any development taking place with Council discretion reserved in relation to an extensive list of matters and assessment being guided by a comprehensive suite of assessment matters.
- The PPC seeks to create a new area of suburban development in a specific part of the lower east-facing slopes of the toe of the tablelands area adjacent to the valley floor. This is to be Development Area J, which is located in an area that is currently within the Open Space Activity Area of the JPRZ. Assessment matters that relate to the ODP for this Development Area encourage the use of vegetation to reduce the visual prominence of buildings in the upper part of this area.
- Development Areas A, H, I and K are proposed to provide for sixteen individual dwelling sites surrounded by open space. Two of these dwelling sites will be in the location of existing dwellings that are within the current Open Space Activity Area. Development Areas A, H and K are to be particularly low density areas akin to the JPRZ tablelands Preserve sites, while Development Area I will provide for a density akin to an area of Rural Residential Zone.
- The majority of the area of the zone area will continue to be an open space Activity Area (now to be known as the Agriculture, Conservation and Recreation Activity

Area) that provides for agriculture, restoration and management of native vegetation and recreation. The part of the zone that is categorised as outstanding natural landscape will remain entirely inside this Activity Area.

- In addition to the structure plan approach, the PPC will revise the Objectives and Policies that relate to the zone. Objectives and Policies that are of particular relevance to landscape matters include:
 - Proposed Objective 3 and its associated Policies seek to maintain and enhance the landscape and natural values that surround the urban area on Henley Downs.
 - Proposed Objective 1 and associated Policies 1.2, 1.3 and 1.4 seek to ensure that the activities enabled by the zone integrate with the broader landscape. Landscape planting is encouraged to be in keeping with the natural and cultural history of the area and it is to be ensured that development is not highly visible from SH6 and the lake surface.

14. The structure plan that is proposed by way of the PPC is attached to this report as Appendix 7. Appendix 8 is a plan that overlays the proposed structure plan and the existing approved ODP. This Appendix allows us to identify areas that the PPC seeks to allow development within that is not provided for by the existing situation. I have labelled these areas on my Appendix 9 as:

- **Area 1:** This is to be Development Area A and occupies locally elevated alluvial deposited ground. It currently is part of the existing Open Space Activity Area but accommodates two dwellings and their associated activities, being the Troon dwelling and the existing Henley Downs homestead. Four dwellings in total will be allowable in this area (i.e. two new dwelling sites). Building platforms must be identified as part of the ODP process and obviously the location of these must comply with the various Objectives, Policies and Assessment Matters. I understand that in an overall sense, this will mean that new dwelling locations are

well hidden and the overall existing landscape character of this area will be retained.

- **Area 2:** This is a large, flat alluvially formed area that is currently pasture and is currently within the Open Space Activity Area. Existing mounding and vegetation provides considerable (but not complete) screening from SH6. Some of this vegetation is maturing and incrementally increasing screening. It is proposed to provide for a suburban pattern of development in this area subject to the many factors associated with the ODP process. It is envisaged that this area can be very well screened from SH6 by appropriate landscape mounding and vegetation work that, from the highway, continues the appearance of adjacent roadside land. This is likely to require careful landscaped edge treatment of this area and the deferring of development until this edge treatment reached some degree of maturity.
- **Area 3:** This is an area of gently sloping north-facing land that is currently pasture within the Open Space Activity Area. As can be seen on Appendix 8, it appears as a 'bite' into the approved development pattern. It is proposed to provide for a suburban pattern of development here. In relation to SH6, this area is well screened by existing juvenile and mature trees that are within the applicant's land to the immediate east of proposed Development Areas A and B. Again, it is envisaged that that this area can be very well screened from SH6 by appropriate landscape work, including the maintenance and successional treatment of the relevant vegetation. Some deferment of development may again ultimately be necessary. The ODP process and the associated Assessment Matters take account of this.
- **Area 4:** This area is pasture land in the area of some existing farm buildings to the south of the existing shelterbelt that currently marks the entrance to the approved ODP development areas. It is currently a piece of Open Space Activity Area between approved pods of suburban development. As has been discussed, the PPC proposes to simplify the configuration of Activity Areas such that these separating strips of open space become part of the suburban Activity Areas and hence are potentially developable. Again, the ODP process requires careful design

and assessment of proposed urban pattern and form in relation to many matters. In terms of views from outside the development areas, such as from the north, proposed provisions are such that careful urban edge treatment will be required. It is envisaged that particular design attention will be given to this northern edge of the development areas in order to provide a pleasant and high-amenity entry experience to the development via Woolshed Road.

- **Area 5:** This area takes the form of gently sloping land between the approved suburban development area and the toe of the east-facing slopes that run down from the tablelands area. This toe is well defined by topography and change in gradient along most of its length. Suburban development is to be provided for, again as part of the previously described ODP process. For the purposes of assessment, proposed Development Area H is included in this area which will provide for one specific dwelling site in a small basin in the toe-of-slope area. All of this area is particularly difficult to see from outside the zone itself.
- **Area 6:** This is an east-facing sloping area of deposited fan geomorphology that is distinct from the rougher faces and gullies that surround it. It is relatively hidden from views from SH6 but overlooks the valley floor area and the area of the zone in general. It is proposed to provide for particularly low density residential development in this small area. Development will be subject to the ODP process and the Objectives, Policies and Assessment Matters that have been previously discussed and will also be subject to locating specific building platform locations as part of the ODP process.
- **Area 7:** This area is proposed to provide for suburban development. It comprises of a gentle east-facing basin that overlooks the valley floor area of the zone. Assessment matters make particular mention of the use of vegetation to reduce visual prominence of the upper parts of this area.
- **Area 8:** This is an undulating area of relatively flat topography that is immediately adjacent to the Jack's Point Preserve homesites to the west. It is proposed to be treated in the same way as Development Area A, described under Area 1 above. Four individual dwelling sites are to be provided for, the locations of which will be

established at ODP stage. Again, these will be subject to the relevant Objectives, Policies and Assessment Matters and will effectively provide a development pattern that is very similar to the Jack's Point Preserve; individual, well hidden dwellings surrounded by landscaped open space.

- **Area 9:** This is currently an open space area that separates the JPRZ-HD Village Activity Area from the JPRZ Village Activity Area. I understand that from an urban design perspective, it is desirable to avoid this separation in order to allow for comprehensive development.

I will refer to each of the areas listed above in my assessment of effects.

THE RELEVANT STATUTORY DOCUMENTS

15. The PPC seeks to amend the zoning of the Henley Downs area of the JPRZ. The existing zoning, associated structure plan and the consented ODP form part of the existing environment. Any amended zoning should be consistent with the Resource Management Act and with the District Wide provisions of the Plan.
16. The parts of the Act that are relevant to the consideration of the landscape and amenity related effects of the PPC are:

6 Matters of national importance

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

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

7 Other Matters

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

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

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

Objective:

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

Policies:

1 Future Development

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

3. Outstanding Natural Landscapes (Wakatipu Basin)

- (a) *To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:*
 - (i) *Landscape values and natural character; and*
 - (ii) *Visual amenity values - recognising and providing for:*
 - (iii) *The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;*
 - (iv) *The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;*
 - (v) *The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.*
 - (vi) *The essential importance in this area of protecting and enhancing the naturalness of the landscape.*
- (b) *To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- (c) *To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.*

4. Visual Amenity Landscapes

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
 - *highly visible from public places and other places which are frequented by members of the public generally; and*
 - *visible from public roads.*
- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

6. Urban Development

- (a) *To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.*
- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*
 - *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
 - *ensuring that the subdivision and development does not sprawl along roads.*
- (d) *To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.*

7. Urban Edges

To identify clearly the edges of:

- (a) *Existing urban areas;*
- (b) *Any extensions to them; and*
- (c) *Any new urban areas*
 - *by design solutions and to avoid sprawling development along the roads of the district.*

8. Avoiding Cumulative Degradation

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

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

9. Structures

To preserve the visual coherence of:

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

- *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*
- (b) *visual amenity landscapes*
- *by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and*
- (c) *All rural landscapes by*
- *limiting the size of signs, corporate images and logos*
 - *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

17. Land Use

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

THE EFFECTS OF THE PROPOSED PLAN CHANGE ON AMENITY AND LANDSCAPE APPRECIATION

18. As has been mentioned, the existing zoning, associated structure plan and the consented ODP form part of the existing environment. Essentially, an assessment of the effects of the PPC involves a comparison of the proposed situation and the existing situation.
19. For the purposes of assessment, observers in the landscape that are potentially affected by the proposal in relation to landscape and amenity issues can be divided into the following groups:
- Users of SH6
 - Users of the surface of Lake Wakatipu
 - Users of Woolshed Road
 - Users of public walking tracks and other public places in the vicinity
 - Owners and occupiers of private land within the JPRZ
 - Owners and occupiers of private land outside the JPRZ

20. I will describe the effects of the PPC in relation to each of the above groups. In relation to each group, I will describe the effects of each of the new areas of development that would be enabled by the PPC and in relation to the PPC overall.

USERS OF SH6

21. SH6 runs north-south to the immediate east of the JPRZ. It is the main highway south of Queenstown and in the relevant area it runs between Frankton and Drift Bay and beyond. This is a well-used tourist route and is also used as a daily commute by some residents of Jack's Point. Views from the relevant stretch of the highway take in the vast rocky wall of the Remarkables to the immediate east and to the west they take in the paddocks and rolling open topography of the JPRZ and the Rural General Zoned land to the north and south of the zone. Some existing built development within the JPRZ is able to be seen from SH6 but will be relatively inconspicuous. The existing JPRZ structure plan means that the areas of the zone that are most visible from outside the zone itself will be retained in open space. A Policy relating to the JPRZ requires that residential development is not readily visible from SH6⁵. In practice, this has meant that although a number of residential dwellings are visible, they are well set back from the highway, are partially hidden by topography and vegetation and are generally visually unobtrusive. The relevant stretches of SH6 can be seen on Appendix 9.
22. When we consider development that the PPC will enable over and above the existing situation, the parts of this development that will be potentially perceivable from SH6 are (with reference to my paragraph 14 above); Area 2, Area 3 and Area 6. I will discuss these in turn. Indicative views are shown in Appendix 11 from Viewpoints 2 and 3 that are identified on Appendix 9.
23. **Area 2** and its relationship with SH6 have been discussed in my paragraph 14. There is the ability to practically entirely screen this area from the highway through appropriate landscape treatment of its north-east facing edges. Existing mounded landform and juvenile evergreen trees currently provide some screening function. It is envisaged that appropriate edge treatment here will involve the extension of existing mounded landform

⁵ Ibid, Section 12.1.4, Objective 3, Policy 3.10.

along the northern edge of proposed Development Area B and subsequent tree planting. This would continue the appearance of the western side of SH6 that runs to the south of this area, adjacent to Jack's Point. It is my understanding that the detail and effectiveness of this sort of work would be submitted and scrutinised as part of the ODP process. Ultimately, I consider that this area of development will be enabled in such a way that it will have minimal perceivable effect as experienced from SH6.

24. **Area 3** is also described in my paragraph 14. It is visible in short views from a particular part of SH6, as are the adjacent areas of development that are already provided for by the approved ODPs and can be seen on Appendix 8. To ensure that the proposed Policy of "*not highly visible from SH6*" is met, I consider that appropriate treatment of existing vegetation within the Agriculture, Conservation and Recreation Activity Area to the east of Development Areas A and B is required. This need not be the retention of all existing trees but certainly many of them should remain and succession should be provided for. In addition, the treatment of the edge of Area 2 described above and the vegetative treatment of the watercourse that separates Development Areas B and C will be important and helpful if done appropriately. It is my understanding that the details of all of this mitigatory work will be submitted and scrutinised as part of the ODP process and some deferment of development may be appropriate and is provided for. Again, I consider that the proposed provisions allow development of this area in a way that ultimately, the existing amenity experience that is had from SH6 will be maintained. High visibility will be avoided. It is likely that some parts of built form will remain visible from the highway but not prominently so, similar to that which is experienced when adjacent to the developed area of Jack's Point to the south.
25. **Area 6** is visible at distances of approximately 1.6 kilometres from the northern stretch of SH6 that can be seen on Appendix 9. Visibility is difficult due to distance and due to the farming use of the land that runs to the north of the development areas of the zone that includes various lines of shelter planting. Low density land use is to be provided for in this area with Policies and Assessment Matters that seek avoidance of high visibility and landscape treatment that accords with natural or cultural history. I consider that in the views that are available from SH6, parts of built form will be discernible. However, the visual pattern that will be evident will be dominated by green space and vegetation, with

buildings being a minor part. In addition, Area 6 as a whole is difficult to see and will be a very small part of a very large landscape scene. I consider that the development enabled in this area will have a particularly low degree of effect on the amenity experience of a highway user. Many such observers are likely not to notice the development at all.

26. **Summary:** Overall, I consider that the amenity and landscape experience that is had by users of SH6 will change very little as a result of the PPC. In order to uphold the Objectives, Policies and Assessment Matters of the zone, development in identified Areas 2 and 3 will have to be done after some mitigatory landscape work is done, and may have to be deferred until mitigatory vegetation reaches some level of maturity.

USERS OF THE SURFACE OF LAKE WAKATIPU

27. Development that will be enabled by the PPC can be seen at a broad scale on Appendix 9, as can the area of lake surface that lies adjacent to the Coneburn Valley area in general. Topographically, the lake surface is separated from the Coneburn Valley by the more elevated tablelands that are primarily zoned as Open Space Activity Area by the structure plan but also accommodate the existing tablelands Homesites. The tablelands and the associated Homesites are not proposed to be altered by the PPC; this area will remain as it currently is.
28. Development that will be enabled or reconfigured by the PPC is contained within the Coneburn Valley. Some of the westernmost areas of development that will be enabled by the proposed FAAs will encroach onto the toe of the east-facing tablelands slopes that face towards SH6 and the Remarkables, however these areas of proposed future development remain entirely hidden from the west by the topography of the tablelands.
29. From the vicinity of Homestead Bay to the south of JPRZ, existing natural topography and elevation, along with the large area of development that is enabled by the southern half of the JPRZ, will mean that the areas that are proposed to be reconfigured by the PPC are not able to be seen. As is evident on Appendix 9, topography rises relatively quickly to the north of the water's surface of Homestead Bay, with three trig points (including Jack's Point itself) reaching 360masl, approximately 50 metres above the lake's surface.

30. Consequently, no part of the development that will be enabled or reconfigured by the PPC will be perceivable from the lake surface. I therefore consider that the amenity and landscape appreciation of lake users will not be affected by the PPC.

USERS OF WOOLSHED ROAD

31. Woolshed Road adjoins SH6 and runs southwest down an established avenue of mature trees to the area of the existing and proposed development Activity Areas of JPRZ-HD. This public road currently accesses two dwellings close to its northern end (the Troon dwelling and the existing Henley Downs farm homestead, as can be seen on Appendix 8). Moving slightly further south, it then accesses the existing farm base buildings of Henley Downs and then bisects the Henley Downs property itself.
32. The legal alignment of Woolshed Road then continues south through Jack's Point to ultimately reach Homestead Bay, although this alignment is not formed. It is my understanding that the public road of Woolshed Road is in the process of being stopped as it runs through the existing developed area of Jack's Point. The same is true of another paper road that runs west off Woolshed Road to ultimately adjoin Kelvin Heights. While Woolshed Road is likely to be stopped as it runs south through the JPRZ, public access through the zone will be provided by new public road alignments. In any event, the part of Woolshed Road that acts as the entrance to the zone, that runs from SH6 through the Open Space Activity Area via the existing avenue to the northern edge of residential development, will remain as it currently is. The treatment of the Agriculture, Conservation and Recreation Activity Area in this location will remain as farm land and I understand that the existing avenue trees are likely to be bolstered by additional rows of trees.
33. As I have mentioned, I will not comment on the internal amenity and workability of the future development areas. Therefore, I will focus on the effects of the PPC as perceived from the section of Woolshed Road that is within the Agriculture, Conservation and Recreation Activity Area. With reference to my paragraph 14 and Appendix 9, development that the PPC will enable over and above the existing situation that will be potentially perceivable from this part of Woolshed Road is within Area 1, Area 4 and Area 5.

34. **Area 1** will enable two dwellings in addition to the existing two. The existing two dwellings are well separated from the road by open pastureland that will be within the Agriculture, Conservation and Recreation Activity Area. Overall, the scene to the southeast from this stretch of Woolshed Road has a pastoral farming appearance. The configuration of Development Area A and the provisions associated with it will ensure that the two additional dwelling sites are similarly set back from Woolshed Road and will be located via a restricted discretionary activity ODP process such that new dwellings will not be visible from the existing dwellings and such that skylines, ridgelines and prominent slopes are avoided. In practice, I consider that given the size and shape of Development Area A, there are realistically only two specific areas where future dwellings will be able to be accommodated between the existing dwellings. They will be relatively inconspicuous locations and proposed provisions will require design and landscaping such that the new dwellings will have a similar effect to the existing; well hidden and imparting a rural, farming appearance. When we consider the appearance of the northern edge of the Development Areas D and F, as will be discussed below, I believe that the experience of an observer entering the zone via Woolshed Road will be one of high amenity with a pleasant rural character meeting a designed urban edge that occurs at the northern boundary of Development Areas D and F. While built form will be visible within Development Area A, a pastoral character will be maintained.
35. **Area 4** is immediately south of the currently existing shelter trees that run perpendicular to Woolshed Road and contains various existing farm base buildings in differing states of repair. The PPC will make this area part of the urban Development Areas that provide for suburban development. It is relevant that Council's discretion in relation to the ODP includes the proposed treatment of the interface between the urban and rural area with associated Assessment Matters seeking to maintain rural amenity and be in keeping with the character of Greater Jack's Point. I consider that these provisions, coupled with the fact that this northern edge of the development will form the "front of house" entry experience for the zone, with the implications for marketability that come from creating a well-designed entry, will mean that particular attention is paid to the design of this area at the time of preparing an ODP. Informally, I am aware that initial concept design ideas for this area have included open space, restored existing farm buildings, vegetative enhancement of the water course in this area with a feature bridge and stretches of soldier-course dry stack

schist walls. While hidden from SH6, this area will form a visual focal point for Woolshed Road users that are entering the Henley Downs area. Overall, I consider that enabling development in this area subject to the provisions that have been discussed will not have adverse effects on the experience of an observer when compared to the existing situation. A well designed, high-amenity entrance experience that forms the transition from rural to urban will be assured.

36. **Area 5** will be visible in part to observers approaching the development area down Woolshed Road. It will be visually behind suburban development that is already enabled and will be immediately backed by the steeper, often rugged slopes that rise up towards the tablelands. The upper parts of built development will potentially be visible as one approaches the entry area of the development (discussed above). However, it must be noted that the existing avenue down Woolshed Road (that is envisaged to be bolstered with more tree planting) considerably screens views. In any event, I consider that the landscape and amenity experience that is had by users of Woolshed Road will be dominated by their immediate surroundings and the entrance area. Development in Area 5 will have very little influence on this experience.
37. **Summary:** Whether or not the PPC proceeds, the experience that is had from Woolshed Road will change considerably compared to the current situation. In either the existing or proposed situation, the zone will create a large area of suburban development that is entered via Woolshed Road. The PPC will reconfigure the specifics of this entry experience but I do not consider that the experience will be degraded.

USERS OF PUBLIC WALKING TRACKS AND OTHER PUBLIC PLACES IN THE VICINITY

38. I understand that the roads of the JPRZ are privately owned yet they are frequented by the public to a degree. In addition to these roads, there are a number of walking tracks and public spaces within and around the JPRZ that are used by the public. From some of these there is visual access to the area affected by the PPC. I attach a copy of the Jack's Point Trail Map to this report as Appendix 10. In relation to this trail map I note that the Straggler's Loop Track is not formed and is not currently used. The alignment shown on the trail map is an approximation of what was envisaged when the JPRZ was originally formulated. I understand that under the PPC the alignment of the southern part of this trail

would be amended so as to run close to the western edge of the amended development area, allowing views over the Coneburn Valley.

39. No development enabled by the PPC will be perceivable from the Lakeside Trail.
40. The Remarkables Loop circumnavigates the neighbourhood of Jack's Point Rise and Macadam Drive. I discuss the potential effects of the PPC on this neighbourhood in the next section of this report.
41. Jack's Point Loop climbs Jack's Point from Lodge Road and skirts the Lodge Activity Area. From the more elevated east-facing slopes of this track, views are available over the entirety of the Jack's Point area including the area of the PPC. The PPC area forms the more distant part of the zone in these views, being at least 1.3 kilometres from a viewer. The track itself covers undulating ground and hence visibility is intermittent. Views are obviously dominated by the surrounding landscape; the vast lake surface and surrounding mountain slopes and peaks. The configuration of the development pattern that occupies the valley floor contributes in a minor way to the overall amenity. With reference to my paragraph 14 and Appendix 9, I consider that Area 7 and possibly Area 6 will be noticeable from the relevant parts of this track if we compare the existing situation to the proposed. In its context, I consider that this potentially noticeable change will affect an observer's amenity only to a particularly minor degree. The visual composition of what is seen will change very little. The tablelands will remain a largely green area of on-going revegetation with dwellings dotted through it, the valley floor area will accommodate a suburban pattern broken by road corridors and green spaces, and the open green hills leading north to Peninsula Hill remain in their current state.
42. Lake Tewa Loop skirts Lake Tewa and two golf fairways. The southern half of this loop passes through the JPRZ Village Activity Area that will ultimately take the form of dense commercial village centre development. An indicative view from Viewpoint 8 is shown in Appendix 11. The more elevated northern half of this track will allow some views over the valley floor area including the PPC area. With reference to the areas set out in my paragraph 14 and Appendix 9, Area 9 will be visible, as will parts of the southern edge of Areas 7 and 8. With the addition of the development that the PPC proposed in Area 9, the

village development that ultimately covers this area will appear more comprehensive and connected than under the current situation. The steep north facing slopes of the landform within Area 9 provide some visual relief and interest. It appears that practical factors will prevent these slopes from being built on and the treatment of them should be given attention at the time of ODP consideration. The pattern of the village below the viewer as it hugs the edge of Lake Tewa will become a feature of views from this track. I do not consider that configuring the village pattern as is proposed by the PPC rather than as it is under the existing situation will lead to any adverse effects. A viewer looking north from the relevant parts of this track will see the valley floor development enabled by the zoning, whether the PPC proceeds or not. In regards to new development that would be enabled in Areas 7 and 8, I consider that the treatment of the southern edge of this area will be of some importance and this is a factor that the proposed provisions deal with at the ODP stage. Given the large area of development that will be seen regardless of the PPC, I do not consider that visibility of development in Areas 7 and 8 is necessarily problematic, but edge treatment should be done so as to preserve the overall pleasant, picturesque character.

43. The Preserve Loop takes in parts of other tracks that have been discussed above and allows a link from the Lakeside Trail to Lake Tewa Loop via Blackshed and Hidden Island Roads. The southernmost part of the link that runs between Hidden Island Road and Lake Tewa Loop allows some views to the PPC area. These views are very similar to those discussed above in relation to the upper part of Lake Tewa Loop.

44. In addition to the various tracks that have been discussed, there are areas that are potentially usable by the public throughout the neighbourhoods of Jacks Point. I discuss these in the next section of this report. I make the general point that from these locations, the Henley Downs development will ultimately be a large suburban area to the north of Jack's Point. Observers within Jack's Point will be within an immediate context that is urban or suburban in nature. The observer will have the knowledge that the Henley Downs development area exists to the north. While some views will be available to parts of Henley Downs to the north, these views will be a very peripheral part of the experience of the observer.

OWNERS AND OCCUPIERS OF PRIVATE LAND WITHIN THE JPRZ

45. The existing and/or ODP approved neighbourhoods within JPRZ that are outside of the JPRZ-HD can be seen on Appendix 9. These areas are in varying stages of development. I understand that all lots within the JPRZ have legal covenants attached to their titles that effectively mean that the lot owners cannot object to the PPC. Notwithstanding this, I have assessed the effects of the PPC on the owners and occupiers of private land within the JPRZ and report on those effects in the subsequent paragraphs.
46. As can be seen on Appendix 9, for the purposes of assessment I have labelled the neighbourhoods as follows:
- Chubbin Drive,
 - Gongs Road,
 - Oxford Drive,
 - Morrison Drive (north and south),
 - Jack's Point Rise (north and south),
 - Macadam Drive.
47. The western part of the Chubbin Drive neighbourhood will have views across an adjacent gully to Area 3 (as described in my paragraph 14). The occupiers of this part of the Chubbin Drive neighbourhood will look at ODP approved development in this area in any event, but the inclusion of Area 3 in the PPC will bring development closer to them. The eastern edge of Area 3 is set back from the gully edge. As has been discussed, the treatment of the edges of the urban Development Areas is one factor that assessment matters require is given specific attention as part of the ODP process under the PPC. I consider that the PPC will have some effects on outlook and amenity as perceived from the western part of the Chubbin Drive neighbourhood. The immediate foreground of their views

to the west will become more built. The treatment of the gully area (which I understand is to be landscaped as part of the development of the Chubbin Drive neighbourhood) and the treatment of the eastern edge of Area 3 will be important in regards to the final degree of this effect. I consider that at the time of the design and assessment of the ODP that relates to Area 3, this edge should be given particular attention.

48. I consider that the PPC will have very little if any perceivable effect as experienced from the Gongs Road neighbourhood. The development area that lies to their immediate northwest is not proposed to change in any significant way.
49. The very northwestern edge of the Oxford Drive neighbourhood will get views over some of the PPC area, however some screening will result from the development within the Morrison Drive neighbourhood. An indicative view from Viewpoint 4 can be seen in Appendix 11. Realistically, the only perceivable areas of new development are likely to be the upper parts of Areas 6, 7 and 8 as set out in my paragraph 14 and Appendix 9, which may be seen in views to the west. In these views the upper parts of Areas 6, 7 and 8 form part of the east-facing slopes that lead up to the tablelands. These development areas will be visually immediately backed by the open green hills that form the rest of the tablelands. Immediately behind these hills, the mountain slopes of Bob's Peak and beyond form the backdrop. Proposed Development Areas I and K (which correspond to my Areas 6 and 8) provide for particularly low density development with consideration to be given to landscape treatment. The pattern that Area 6 develops on the ground will be a relatively soft one that is not dominated by built form; something akin to the visual pattern of an area of Rural Residential Zoning, while Area 8 will be of an even lower density akin to the tablelands Preserve. While these new development areas will be certainly visible from elevated neighbourhoods such as Oxford Drive, they will not significantly degrade the scene that would otherwise be experienced. They will create something of a soft edge to the development area. They will still be immediately backed by open green hills and the larger scale landscape elements, particularly the mountains, will continue to very much dominate the landscape experience. In the same views, Area 7 (Development Area J) will develop a suburban pattern with some assessment matters proposed to soften the visual appearance of its upper parts. From the perspective of the Oxford Drive neighbourhood, I consider that this is a less preferable outcome and their outlook may be adversely affected

to a moderate degree. I recommend a lower density of development for Development Area J, similar to that which is proposed for Development Area I. I understand that the currently proposed outcome may be justified for reasons that do not relate to landscape and amenity and hence are beyond my assessment.

50. Some views are available from the Morrison Drive neighbourhood that are of a very similar composition to those described above in relation to Oxford Drive, however the viewer is at a lower elevation. Again, parts of Areas 6, 7 and 8 are potentially visible on the far side of the large suburban area that will occupy the valley floor land. As discussed in relation to Oxford Drive, I consider that there will be little effect on the quality of the landscape experience that is had, except for the visual pattern of suburban development that will develop in Area 7 (Development Area J). It must be noted that, regardless of the PPC, observers in these various neighbourhoods are within a suburban setting; they have the trappings of suburbia all around them including visibility of the large suburban area that will occupy the valley floor of Henley Downs. I consider that the reconfiguration of the Henley Downs development pattern that the PPC will bring will have a minor effect on the quality of amenity that is currently experienced. However, as outlined above, I recommend a reduced density in relation to Development Area J in order to avoid a suburban development pattern encroaching on the mid-ground of the scene to the west that is available from parts of this neighbourhood.
51. The Jack's Point Rise neighbourhood is more distant from the PPC area but is more elevated. Indicative views from Viewpoints 5 and 6 are shown in Appendix 11. Again, from the northwestern edge of this neighbourhood views across the suburban pattern of the valley floor to Areas 6, 7 and 8 will be available. Areas 6 and 8 will be potentially perceivable as areas of a softer, greener development pattern that form the far edge to the valley floor suburbs. Due to distance, viewing angle and the much more prominent landscape elements of the developed valley floor and the backdrop hills and mountain peaks, I consider that any effect on outlook or visual amenity will be of a low degree. Area 7 would be consistent with this if the development density enabled by Development Area J was reduced, as has been discussed. At its currently proposed density, it would create a visual extension of the valley floor suburban pattern onto the lower east-facing slopes that run down from the tablelands.

52. The Macadam Drive neighbourhood will view the PPC area from a similar orientation to Jack's Point Rise although elevation is lower, hence the PPC area is less visible. An indicative view from Viewpoint 7 can be seen in Appendix 11. The difference between the existing configuration and the proposed will be difficult to discern.
53. In summary, I consider that while the reconfiguration that the PPC will bring will be perceivable from some of the neighbourhoods of Jack's Point, the landscape experience that is had from these neighbourhoods will change to only a minor degree. The composition of outlook the visual appreciation of landscape will fundamentally remain unchanged. The one exception to this finding is the visual pattern that will emerge in Area 7 due to the density that is provided for by the proposed provisions relating to Development Area J. I recommend a lower density, similar to that of Development Area I, in order to avoid the appearance of suburban sprawl in the views of some JPRZ occupants.

OWNERS AND OCCUPIERS OF PRIVATE LAND OUTSIDE THE JPRZ

54. Outside of the JPRZ, private land that allows views into the Coneburn Valley and into the PPC area is limited. The higher areas of farmed land that form the foothills and lower slopes of the Remarkables on the eastern side of SH6 allow views over the entire Coneburn Valley. The same is true of the upper parts of Peninsula Hill. These areas are used for farming purposes. I consider that the reconfiguration of development pattern that is proposed by way of the PPC will have minimal effect on the amenity and landscape appreciation that is experienced from these areas.
55. There are a number of rural dwellings that are located on the foothills of the Remarkables to the immediate south of the Remarkables Ski Area access road. These dwellings are approximately 2.5 kilometres and more from the PPC area. Like adjacent areas of farmland, these locations allow views to the south, down the Coneburn Valley, to the lake surface. The development of the floor of the valley that is enabled by the JPRZ will be visible in these views. Given the distance and viewing angle that relate to these views, I consider that the effects of the reconfiguration that the PPC will bring will be minimal. The composition of views that are currently experienced will change to a degree that is difficult to notice.

CONCLUSIONS

56. The development areas of the JPRZ occupy the floor of the Coneburn Valley which is part of a visual amenity landscape. The PPC seeks to reconfigure the development areas within Henley Downs.
57. In some areas, the PPC will enable development where the existing situation does not. I have labelled these areas on my Appendix 9 as Areas 1 to 9. The PPC uses a restricted discretionary activity ODP provision to regulate the detailed manner in which each Development Area will be developed. The matters to be considered in the design and assessment of a proposed ODP are very extensive and include many matters that relate to landscape and visual amenity issues.
58. Observers in the landscape that are potentially affected by the PPC can be divided into the following groups listed below. The visual amenity and landscape appreciation of each group will be affected as is explained.
59. **Users of SH6** will ultimately be affected to a low degree. In order to uphold the Objectives, Policies and Assessment Matters of the proposed zone, development in identified Areas 2 and 3 will have to be done after some mitigatory landscape work is done, and may have to be deferred until mitigatory vegetation reaches some level of maturity. The details of this mitigatory work that will, in effect, create a designed edge to Development Areas B and C, will need to be examined carefully at the time of ODP assessment.
60. **Users of the surface of Lake Wakatipu** will not be affected.
61. In the future, Woolshed Road will effectively become the entrance to a large area of suburban development whether or not the PPC proceeds. The PPC will affect **users of Woolshed Road** in that the layout of development in the entry area will change. Again, examination of the exact treatment of this northern edge of development will be important at the time of ODP assessment, and proposed provisions provide for this. Ultimately, I consider that the effects of the PPC in this regard will not be adverse.

62. **Users of public walking tracks and other public places in the vicinity** will have some ability to perceive the plan change area from parts of some of the trails that weave through the Jack's Point development. These trails follow undulating topography and hence visibility is intermittent. The degree to which new development that is enabled by the PPC will affect the amenity of trail users is generally of a low degree; it will be relatively peripheral to their experience. However, the southern edge treatment of Areas 7 and 8 (as set out in my paragraph 14 and Appendix 9) should be carefully considered at the time of ODP assessment.
63. Some **owners and occupiers of private land within the JPRZ** will have visual access to the PPC area. These will generally be the owners/occupiers of the north-eastern rows of dwellings within the more elevated neighbourhoods. The visibility takes the form of views across the Coneburn Valley to the east-facing slopes that form the toe of the tablelands. Visibility of Development Areas I and J will extend the amount of built development that will be evident in the views of these owner/occupiers as they look to the west. This will affect the composition of their views. However, due to the particular provisions that relate to Development Area I, a soft, green, relatively open pattern will appear, which in an overall sense will read as a soft edge to the already approved development areas. Development Area J, however, will create some visual sprawl of a suburban pattern onto slopes that are currently free of development. While the relevant slopes are not of primary importance in the composition of these views, I consider that a lower density would be appropriate for Development Area J.
64. There will be minimal effects on **owners and occupiers of private land outside the JPRZ**.
65. In an overall sense, the Coneburn Valley and any development contained within it is in a location that has a higher capacity to absorb change than most locations within the rural landscapes of the district. While the PPC will extend the development footprint that is enabled by the existing zoning, the overall pattern of development that it will bring about will be well contained in terms of its effects and no development will be highly visible. The treatment of some of the edges of development areas and details of some layout aspects will need to be designed carefully in order to be appropriate and this is recognised by the proposed provisions.

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