

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL**

**UNDER** the Resource Management Act 1991

**IN THE MATTER** of the review of parts of the Queenstown Lakes District Council's District Plan under the First Schedule of the Act

**AND**

**IN THE MATTER** of submissions and further submissions by **REMARKABLES PARK LIMITED**

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**STATEMENT OF EVIDENCE OF STEPHEN KENNETH BROWN ON BEHALF OF  
REMARKABLES PARK LIMITED**

**(LANDSCAPE)**

**STREAM 13 REZONING HEARINGS**

**9 June 2017**

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## 1. QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Stephen Kenneth Brown. I hold a Bachelor of Town Planning degree and a post-graduate Diploma of Landscape Architecture. I am a Fellow and past President of the New Zealand Institute of Landscape Architects, an Affiliate Member of the New Zealand Planning Institute, and have practised as a landscape architect for 35 years.
- 1.2 During that period, the great majority of my professional practice has focussed on landscape assessment and planning. This has included evaluating the effects and changes to landscape character associated with numerous projects, throughout New Zealand, including:
- (a) **Highland Park Apartments (2015):** assessment of the visual and amenity effects associated with the development of a 6 storey apartment complex within the Highland Park Commercial Centre in Pakuranga, Auckland – for Canvas Investments Ltd;
  - (b) **Hagley Park Cricket Oval Application (2013):** review of the landscape and amenity effects of a proposed cricket oval – including embankments, spectator pavilions and seating, light towers, security fencing and parking – within Hagley Park South for events up to the international level – for Christchurch City Council;
  - (c) **Puketoi Wind Farm Project (2011 / 12):** assessment of the landscape, amenity and natural character effects of a 54 turbine wind farm to be located on the Puketoi Range in the Tararua District together with a 220 kV transmission corridor to the Turitea substation on the northern Tararua Range – for Mighty River Power Ltd;’
  - (d) **Waterview Connection Project / SH16 (2009):** assessment of landscape, amenity and natural character effects associated with redevelopment of the Te Atatu – Waterview section of Auckland’s North-western Motorway and the Te Atatu interchange – for the NZ Transport Agency;
  - (e) **Eden Park Rugby World Cup 2011 (2006 - 10):** detailed evaluation of the amenity and landscape effects of the proposed redevelopment of the Eden

Park stadium and grounds for the Rugby World Cup 2011, addressing both 'legacy' and temporary stand alternatives – for the Eden Park Redevelopment Board;

- (f) **Project Mill Creek (2010):** assessment of the landscape, natural character and amenity effects of a proposed 31 turbine wind farm proposed in close proximity to Makara and Ohariu Valley, near Wellington – for Wellington City Council;
- (g) **Moorabool Wind Farm (2009/10):** assessment of the landscape and amenity implications of a proposed 110 turbine wind farm east of Ballarat in the Moorabool Shire of Victoria – for WestWind Pty Ltd;
- (h) **Matiatia Village (2003-4):** evaluation of the landscape, natural character and amenity effects associated with a comprehensive commercial village development (18,000m<sup>2</sup>), together with car parking and transport interchange at the 'gateway' to Waiheke Island - for Waitemata Infrastructure Ltd;
- (i) **Waitemata Harbour Crossing Options Assessment (2002/3):** Evaluation of the visual and amenity effects of 9 harbour crossing options, including bridges, tunnels, submerged tubes, reclamations, ventilation and service structures, trenches and motorway interchanges - for Opus International and Transit NZ;
- (j) **Weiti River Crossing Review (2015 & 2000):** review of the effects of a proposed bridge over the Weiti Estuary and the coastal environment - for the Auckland Council & Auckland Regional Council;
- (k) **Sylvia Park Commercial Centre Assessment (1999):** detailed assessment of the implications of a plan change to accommodate 150,000 sq metres of retail, office, and residential development at Mt Wellington, including community facilities, a railway station and new access road - for Kiwi Property Management Ltd.

- 1.3 I was the design team leader for North Shore City's Long Bay Structure Planning Team and over recent years have participated in structure planning and provided advice on development strategies in relation to Albany, Greenhithe, Long Bay, Okura, Dairy Flat, Warkworth, Snells Beach, Algies Bay, Oratia, Patumahoe, Rotokauri

(Hamilton) Omokoroa and Katikati (Bay of Plenty), Ocean Beach (Hastings District) together with strategic growth areas at Hobsonville and Whenuapai and Matakana / Point Wells.

1.4 In addition, I have undertaken a large number of strategic assessments of landscape and natural character values at the regional and district levels. These include studies of the West Coast Region (2011 / 12), the Auckland Region (1983-4 and 2002 - 5), the Coromandel Peninsula (2014 and 2007 / 8), Whangarei District (2005), Wairoa District and the Mahia Peninsula (2002) the Kawhia and Aotea Harbours (2005), and the Otorohanga and Waipa Districts (2006). I was also the technical advisor for a study, which mapped the landscape values and sensitivities of Hong Kong, and was awarded the Strategic Planning Award from the (UK) Landscape Institute in 2006 (as a sub-consultant to Urbis Ltd)

1.5 Finally, over the last two years I have provided evidence at the Auckland Unitary Plan hearings, supporting Auckland Council in relation to such matters as:

- (a) Outstanding Natural Landscapes;
- (b) Areas of Outstanding and High Natural Character;
- (c) Rural Amenity;
- (d) Rural Urban Boundaries;
- (e) Volcanic Viewshafts and Height Sensitive Areas; and
- (f) Precincts and Re-zoning.

1.6 A recent CV outlining my professional experiences is **attached** and marked “**A**”.

## **2. CODE OF CONDUCT**

2.1 I have read and am familiar with the Code of Conduct for Expert Witnesses in the current Environment Court Practice Note (2014), have complied with it, and will follow the Code when presenting evidence to the Council. I also confirm that the

matters addressed in this statement of evidence are within my area of expertise, except when relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### 3. SUMMARY

- 3.1 My evidence relates to the location of the ONL boundary north of the Kawarau River near Queenstown Airport – abutting the Remarkables Park Zone (**RPZ**). Presently, that boundary appears to follow the zone or activity area boundary, without reference to any, natural, geophysical, features or landscape edges. My evidence briefly addresses this matter.

### 4. THE ONL BOUNDARY

- 4.1 As indicated above, the current ONL boundary wanders beyond the natural catchment of the Kawarau River and meanders onto the open terraces south of Queenstown Airport. In my opinion, this ONL boundary should be realigned so that it follows the crest of the steep river bank that encloses, and clearly delimits the Kawarau River catchment, both physically and visually.
- 4.2 Most of the land across this bank has been subject to recent clearance of the pines that used to cover it. As a result, the bank is now covered in a mixture of coarse grasses and weed species. This creates a degree of tension between the clearly modified, scarified, surficial content of the current riverbank and the role that its steep banks serve in enclosing, visually farming and augmenting the natural qualities, legibility and expressiveness of the Kawarau River flowing below the reserve area.
- 4.3 In this regard, it is now accepted practice for those identifying high value landscapes in terms of section 6(b) of the RMA to ask the fundamental question of whether or not a landscape is natural enough to qualify as an ONFL at all, and this key matter was recently addressed in the Environment Court's 2013 decision over the Escarpment Mine on the Denniston Plateau – as follows<sup>1</sup>:

[44] ..... It is now well understood that, for a landscape to require protection from inappropriate development under s6(b), it must be both 'natural' and 'outstanding'. What was in issue between these witnesses was whether the landscape retained sufficient 'naturalness' to qualify for the first of these

<sup>1</sup>

West Coast Environmental Network Inc v West Coast Regional Council [2013] NZEnvC 047.

descriptors. Messrs Brown and Craig considered that the proliferation of man-made items was too great to allow of that, while Dr Steven took the view that there was a clear predominance of natural over cultural processes; also because of that the landscape was ‘natural’ enough to pass the first test for s 6(b) significance.

[45] The term ‘natural’ as used in s 6(b) does not equate with pristine. ....

The Environment Court in **Wakatipu Environment Society v Queenstown Lakes District Council** held that the criteria of naturalness under the RMA included:

- **the physical landform and relief;**
- **the landscape being uncluttered by structures/and or “obvious” human influence;**
- **the presence of water (lakes, rivers, sea);**
- **vegetation (especially native vegetation) and other ecological patterns.**

The Court in that case observed that the absence, or compromised presence of any one of these things does not mean that the landscape is non-natural, rather that it is less natural, and that there was a spectrum of naturalness from a pristine natural landscape to a cityscape.

[46] When the landscape architects came to assess the place of the Denniston landscape on that spectrum, they were again in broad agreement. On a scale ranging from 7 (pristine, very high naturalness) to 1 (very low naturalness), all three witnesses classed the landscape as within the category 5 (moderate-high), although Mr Brown and Mr Craig appeared to limit that evaluation to specific stream and wetland margins.

[47] The scale used by the landscape architects in this case was considered by the Environment Court in **High Country Rosehip Orchards Ltd v Mackenzie District Council**. In that case Dr Steven put forward the same scale, but had proposed that the cut-off point between those landscapes which qualified for protection under s 6(b), and those which did not, lay at the margin of those with high natural values and those where the values were only moderate-high. ....

[48] ..... In terms of Denniston Plateau, our site visit confirmed what we read in the evidence of Mr Brown and Mr Craig, that there were just too many human interventions to turn a blind eye, given their pervasive presence.

[49] We find that the site is not part of an outstanding natural landscape .....

- 4.4 This highlights the fact that landscapes can be remarkable, even 'outstanding' with reference to the common usage of that word, yet still not attain the benchmark for section 6(b) status and protection simply because they are not sufficiently 'natural'.
- 4.5 Having taken part in the Escarpment Mine proceedings and other cases where this matter has been traversed at length, I consider that even though the river bank / reserve area lacks a high level of naturalness, in its own right at present, it is nevertheless in state of transition towards a higher level of naturalness. Furthermore, it supports and – even in its present state – enhances the qualities of the Kowarau River, which I believe should clearly be within the ONL emanating from The Remarkables.
- 4.6 By contrast, the open terraces above this bank where the ONL boundary is currently located – until recently part of a deer farm and now directly abutting the development area of the RTPZ – is even more devoid of naturalness. It also lacks the clear legibility, aesthetic appeal and expressiveness of the river corridor and banks, found both sides of the river.
- 4.7 Consequently, I don't believe there is any other alternative location for the proposed ONL boundary, other than the crest of the river bank, that is appropriate. From a landscape standpoint, it represents a clear point of demarcation in the landscape forming the Kowarau River and the differences between the character and values of the two areas above and below the bank crest can only become more marked as time goes by. The bank will become more natural, the area beyond it much more dominated by commercial, community and residential development in various guises.

## **5. CONCLUSION**

- 5.1 In my opinion, therefore, the ONL line abutting the RPZ should be aligned as I have just indicated with the crest of the river bank above where the riverside cycleway / walkway has been formed.

S Brown

9 June 2017



## APPENDIX A.

## Stephen Brown CV

<b>Qualifications:</b>	Bachelor of Town Planning 1978 (Auckland University) Diploma of Landscape Architecture 1981 (Lincoln University)
<b>Professional Qualifications:</b> (2012-14)	Fellow & Past President of the NZ Institute of Landscape Architects  Affiliate Of The NZ Planning Institute
<b>Professional Experience:</b>	Auckland Regional Authority 1982 - 84 Travers Morgan Planning (London) 1984 - 86 Brown Woodhouse Landscape Architects (owner) 1987 - 88 LA4 (part owner & director) 1988 - 98 Brown NZ Ltd 1999 onwards

## AWARDS:

**Landscape Value Mapping of Hong Kong (2001 – 5):** development of the methodology and assessment criteria for the 'landscape values and sensitivity mapping' of Hong Kong undertaken by Urbis Ltd for the Hong Kong Government – awarded the Strategic Planning Award by the (UK) Landscape Institute in 2006.

**Auckland Geomorphic / Geological Features Assessment (2011):** analysis of past case law, the RMA and current policy, together with field evaluation of 207 features to determine if they qualify as ONFs – for Auckland Council: NZILA Distinction (Landscape Planning & Environmental Studies Category) 2014

## STRATEGIC ASSESSMENTS:

**Volcanic Cone Sightlines & Blanket Height Control Review (2015/16):** re-appraisal of 87 sightlines within Auckland City to Mt Victoria, Mt Albert, Mt Roskill, Mt Eden, Mt Hobson, Mt Wellington, One Tree Hill, Mangere Mountain, Browns Island and Rangitoto, together with a complete review of the Blanket Height Control Areas that flank all of the major cones across and near the Auckland Isthmus: analysis of the sensitivity of each cone and the key threats to their visual integrity followed by the mapping of areas that should be subject to a new regime of building height controls under the Proposed Auckland Unitary Plan - for Auckland Council.

**West Coast Region & Buller / Grey / Westland Districts Landscape Study & Natural Character Assessment (2001-14):** assessment of the Buller, Grey and Westland Districts to identify the combined Districts' / Region's Outstanding Natural Landscapes and those part of the Region's coasts and lake / river / wetland margins that display High and Outstanding levels of Natural Character – for the West Coast Regional Council & District Councils

**Thames Coromandel Landscape Review & Assessment (2007 - 14):** peer review of the Thames Coromandel landscape assessment leading to a complete re-assessment of the Peninsula, identification of its Outstanding and Amenity Landscapes, as well as coastal environments displaying high to outstanding natural character values – for Thames Coromandel District Council.

**West Coast Rural Policy Area (2011):** evaluation of the coastal environment, areas of coastal influence and assessment of amenity values to determine the extent of the proposed West Coast Rural Policy Area overlay – for Auckland Council

**Buller District Landscape & Natural Character Assessment (2011):** assessment of the Buller Districts Outstanding Natural Features and Landscapes, together with identification of its coastal environment, lake / river / wetland margins and identification of those areas displaying high Natural Character – for Meridian Energy Ltd & the Environment Court (in relation to the Mokihinui hydro-electric project appeals)

**Waikato Regional Policy Statement Chapter 12 – Landscape Review (2011/12):** review of proposed ONLs and areas of high natural character across the Waikato Region, taking into account public submissions and the 2010 NZ Coastal Policy Statement – for the Waikato regional Council

**Auckland Geomorphic / Geological Features Assessment (2011):** analysis of past case law, the RMA and current policy, together with field evaluation of 207 features to determine if they qualify as ONFs – for Auckland Council

- Auckland Region: Outstanding Natural Features Study (2011):** assessment of over 220 geomorphic and ecological features (mainly volcanic remnants such as the Wiri Lava Cave, Orakei Basin / crater) to determine which of those should be classified as an Outstanding Natural Feature under section 6(b) of the RMA – for Auckland Council
- Auckland Region: Amenity Areas Study (2011):** description and mapping of those areas within the Region that qualify as Amenity Landscapes within the Auckland – in terms of their aesthetic and natural characteristics, recreational appeal, etc – with reference to section 7(c) of the RMA – for Auckland Council
- Auckland Region: Natural Character Assessment (2012/13):** delineation of the coastal environment for the Auckland Region and identification of areas of high natural character employing key environmental indicators / parameters – for the Auckland Regional Council.
- Manawatu / Tararua / Lower Rangitikei District Landscape Assessment (2009):** identification of the Outstanding Natural Landscapes and Amenity Landscapes distributed within all three districts within 150km of the Turitea Wind Farm site in the northern Tararua Range – for Mighty River Power.
- Otorohanga District Landscape Assessment (2009 - 11):** identification of Outstanding Natural Features and Landscapes, Amenity Landscapes and parts of the District's coastline – together with lake and river / stream margins – that display high Natural Character values – for Otorohanga District Council.
- Kawhia Aotea West Coast Assessment (2006):** assessment of the landscape and natural character values of the catchments around Kawhia and Aotea Harbours, including the identification of the area's outstanding landscapes, visual amenity landscapes and parts of the coastline displaying high natural character – for Environment Waikato and the Waikato, Waipa and Otorohanga District Councils.
- Whangarei District Landscape review / Assessment (2005):** assessment of landscape values across Whangarei District to identify its Outstanding Landscape and Visual Amenity Landscapes, involving use of past public preference research, public consultation, identification of natural character values, landscape heritage values - in conjunction with Beca Carter Hollings & Ferner Ltd for Whangarei District Council.
- Assessment of the Auckland Region's Landscape (2001-4):** responsible for a review of landscape assessment methodologies appropriate for re-assessment of the Auckland Region's landscape, including literature search and organisation of workshops to review theoretical options - designed to address identification of Auckland's outstanding / iconic landscapes; followed by Q-Sort testing of public attitudes to landscape, and mapping of the Auckland Region's Outstanding Landscapes - for the Auckland Regional Council.
- Hauraki Gulf Islands District Plan - Plan Change Reviews (2003):** detailed reviews of Plan Changes 23 (Subdivision), 24 (Earthworks), 25 (Indigenous Vegetation Clearance) & 26 (Lot Coverage) involving detailed assessment of the Waiheke and Great Barrier Island landscapes in respect of their capacity to accommodate changes to the relevant thresholds for permitted and discretionary activities and assessment criteria leading to recommendations in relation to each Plan Change - for Auckland City.
- Auckland Urban Coastline Assessment:**  
**Waiheke Island Coastal Landscape Assessment:**  
**Great Barrier Island Coastal Landscape Assessment:**  
 (1993-5): Assessment of the VALUE, VULNERABILITY and overall SENSITIVITY of each of these coastal areas - involving their breakdown into landscape units, description and discussion of landscape character types and preparation of preliminary policies for landscape management - for the Auckland Regional Council.
- East Manukau Assessment:**  
 (1994-6): responsible for managing / overseeing assessment of the landscape values in each of these strategic landscape studies - involving their breakdown into landscape units, description and discussion of landscape character types and preparation of preliminary policies for landscape management - for the Hawkes Bay Regional Council & Manukau City Council.
- Mahia Peninsula / Wairoa Coastal Strategy (2003):** assessment of the landscape and natural character values of the Mahia Peninsula and nearby coastal areas, including Mahanga and Opoutama, to provide input on both conservation and strategic development strategies for the Wairoa District Coastal Strategy Study - for Beca Carter Hollings & Ferner and Wairoa District Council.
- North Shore City Significant Landscape Features Assessment (1998-2001):** identification, analysis and description of all significant landscape features within the Albany, Greenhithe, Paremoremo and Long Bay / Okura parts of North Shore City - for North Shore City Council.
- East Tamaki Catchment Management Study (2001):** analysis of landscape and open space values in the East Tamaki catchment leading to recommendations in relation to future open space provision and park acquisition - for Beca Carter & Manukau City Council.
- Whangarei District Coastal Management Study (2003):** assessment of the landscape values and 'carrying capacity' of settlement areas down the eastern Whangarei coastline leading to recommendations about future development and conservation strategies - in relation to: Oakura, Moureeses Bay, Woolleys Bay, Matapouri, Pataua South & North, Ocean Beach, Urquharts Bay, Taurikura, Reotahi and McLeods Bay - for Beca Carter & Whangarei District Council.
- Waitakere City Northern Strategic Growth Area Study (2000 - 2001 & 2003):** Analysis of existing landscape features, character areas and resources within the Whenuapai / Hobsonville / Brighams Creek catchment as the basis for evaluation of future growth options. This work includes the identification of key landscape sensitivities within the catchment, the identification of development constraints and opportunities in relation to the local landscape and the preliminary assessment of effects associated with shifting Auckland's MUL in the subject area - for URS New Zealand Ltd and Waitakere City Council (Eco Water). In 2003 this work was extended to cover Herald Island and the Red Hills area - for Landcare Research.
- Franklin District Rural Plan Change Study (2002/3):** responsible for re-evaluation of most of Franklin District - in relation to landscape values, sensitivities and residential development potential / appeal - to determine areas that present

opportunities for residential growth, rural areas that should be specifically excluded from rural-residential development and generic features that should be conserved throughout the District - for Franklin District Council.

**Assessment of the Auckland Region's Landscape (1983-4):** region-wide appraisal of both the aesthetic quality and the visual absorption capability of different parts of Auckland's extra-urban landscape (covering 425,000 has). This study involved breaking the Region down into 633 landscape units and incorporated a public preference study with over 1100 public participants. It has enabled planners to come to terms with both public perceptions of landscape value and the relative vulnerability of different parts of the Region to development - for the ARC.

**Whangarei District North-eastern Coastal Settlements Assessment (1996):** assessment of key landscape features and elements that should be conserved to help define the margins of urban growth around Whangarei District's north-eastern coastline - from Ocean Beach in the south to Oakura and Whangaruru - for Whangarei District Council.

**Volcanic Cone Sightlines Review (1997 - 2003):** appraisal of current sightlines to Auckland's volcanic cones leading to suggestions about the addition, deletion and location of sightlines, and the specification of controls in relation to each - for the ARC and Auckland City Council.

## PROJECT ASSESSMENTS:

**Westhaven Stage 1 Extension (2015/16):** development of the concepts for the Stage 1 Extension of Westhaven's northern reclamation including: the closure of the western marina entry, replacement of pile moorings by two new berthage piers and reconfiguration of the existing A Pier, provision of 110 new car parks, development of a series of public open spaces culminating in a 'forest' of pouwhenua and an elevated 'waka headland' promontory projecting out over the Waitemata Harbour (developed in conjunction with the Panuku Development Auckland Mana Whenua Collective). Accompanied by a detailed assessment of the proposal's landscape, natural character and amenity effects – for Panuku Auckland.

**Klondyke Water Storage Facility (2015/16):** assessment of the effects of the development and operation of a 53Mm<sup>3</sup> water storage dam near the Rangitata River in South Canterbury, together with related modifications to the existing Rangitata Diversion Race canal system – for RDR Management Ltd.

**MV Rena Shipwreck Assessment (2015):** evaluation of the natural character and landscape implications of various options pertaining to wreck removal and remediation – for Beca Limited.

**Highland Park Apartments (2015):** assessment of the visual and amenity effects associated with the development of a 6 storey apartment complex within the Highland Park Commercial Centre in Pakuranga, Auckland – for Canvas Investments Ltd.

**Hagley Park Cricket Oval Application (2013):** review of the landscape and amenity effects of a proposed cricket oval – including embankments, spectator pavilions and seating, light towers, security fencing and parking – within Hagley Park South for events up to the international level – for Christchurch City Council.

**Seafarers Site Redevelopment – Quay St (2012):** review of the visual and urban design implications of a proposed plan change by Cooper & Co to accommodate 55m high hotel / commercial development on Auckland's waterfront, at the edge of the Britomart Jreitage Precinct – for Auckland Council

**Puketoi Wind Farm Project (2011 / 12):** assessment of the landscape, amenity and natural character effects of a 54 turbine wind farm to be located on the Puketoi Range in the Tararua District together with a 220 kV transmission corridor to the Turitea substation on the northern Tararua Range – for Mighty River Power Ltd

**Waterview Connection Project / SH16 (2009):** assessment of landscape, amenity and natural character effects associated with redevelopment of the Te Atatu – Waterview section of Auckland's North-western Motorway and the Te Atatu interchange – for the NZ Transport Agency

**Waterview Connection Project / SH20 (2009):** evaluation of the landscape and amenity effects associated with development of SH20 from Stoddard Rd to Waterview in Auckland – for the NZ Transport Agency

**Eden Park Rugby World Cup 2011 (2006 - 10):** detailed evaluation of the amenity and landscape effects of the proposed redevelopment of the Eden Park stadium and grounds for the Rugby World Cup 2011, addressing both 'legacy' and temporary stand alternatives – for the Eden Park Redevelopment Board

**Project Mill Creek (2010):** assessment of the landscape, natural character and amenity effects of a proposed 31 turbine wind farm proposed in close proximity to Makara and Ohariu Valley, near Wellington – for Wellington City Council

**Project Central Wind (2009):** evaluation of the landscape, natural character and amenity effects of a proposed 51 turbine wind farm proposed for the southern margins of the North Island's Volcanic Plateau near Taihape and SH1, including a sub-regional assessment of alternative locations – for Meridian Energy Ltd

**Project West Wind (2006):** assessment of the strategic, regional implications, of the Project West Wind wind farm relative to the Wellington region and the southern halves of the Wairarapa and Manawatu coastlines – for the NZ Wind Energy Association

**Turitea Wind Farm (2006 - 10):** preliminary assessment of the landscape and amenity effects of a proposed 80 turbine wind farm on the Tararua Ranges near Palmerston North – for Might River Power Ltd

**Moorabool Wind Farm (2009/10):** assessment of the landscape and amenity implications of a proposed 110 turbine wind farm east of Ballarat in the Moorabool Shire of Victoria – for WestWind Pty Ltd.

**Allandale Wind Farm (2008):** evaluation of the landscape and amenity effects of a proposed 50 turbine wind farm near Mt Gambier and Port MacDonnell in South Australia – for Acciona Ltd

- Sidonia Hills Wind Farm (2008):** assessment of the landscape and amenity implications of a proposed 52 turbine wind farm in the Macedon Hills Shire of Victoria – for Hydro Tasmania Consulting & Roaring 40s.
- Awhitu Wind Farm (2005):** evaluation of the strategic landscape and natural character effects of a 21 turbine wind farm proposed by Genesis Energy for the coastal margins of the Tasman Sea and Awhitu Peninsula near Waiuku, south of Auckland – for the Auckland Regional Council
- Matiatia Village (2003-4):** evaluation of the landscape, natural character and amenity effects associated with a comprehensive commercial village development (18,000m<sup>2</sup>), together with car parking and transport interchange at the 'gateway' to Waiheke Island - for Waitemata Infrastructure Ltd.
- Waitemata Harbour Crossing Options Assessment (2002/3):** Evaluation of the visual and amenity effects of 9 harbour crossing options, including bridges, tunnels, submerged tubes, reclamations, ventilation and service structures, trenches and motorway interchanges - for Opus International and Transit NZ
- Coca Cola Amatil Plant Expansion (2005):** assessment of the amenity effects associated with an \$80 million expansion of Coca Cola Amatil's plant at Mt Wellington, abutting two arterial roads and a large residential community - for Coca Cola Amatil.
- Weiti River Crossing Review (2015 & 2000):** review of the effects of a proposed bridge over the Weiti Estuary and the coastal environment - for the Auckland Council & Auckland Regional Council.
- ALPURT B2 Waiwera River Crossing Review (1999):** review of the effects of a proposed bridge and related roading developments on the Waiwera and Puhoi Estuary coastal environs - for the Auckland Regional Council.
- Sylvia Park Commercial Centre Assessment (1999):** detailed assessment of the implications of a plan change to accommodate 150,000 sq metres of retail, office, and residential development at Mt Wellington, including community facilities, a railway station and new access road - for Kiwi Property Management Ltd.
- Marsden Point Port Impact Assessment (1997 & 2002):** responsible for assessment of the visual and amenity implications of a major new port facility covering some 37 ha.s and associated infrastructure development - including preparation of proposals for amelioration & enhancement around Blacksmith's Creek, followed by assessment of the effects of additional berths in 2002 - for the Northland Port Corporation / Northport.
- Southdown Power Station Assessment (1995):** detailed assessment of the likely visual and amenity implications of a co-generation power station within the industrial/coastal environment of Southdown – for Mercury Energy / Transalta.
- Dominion Rd Transport Designation Assessment (2000):** detailed analysis of the amenity and visual implications of proposed transport corridor designations, including road widening and LRT corridor deviations off Dominion Rd - for Auckland City.
- Glenfield Rd Designations Review (2004):** review of the effects of implementation of three Outline Plans Of Work and resource consent applications related to the widening of Glenfield Rd, an arterial route within North Shore City, including evaluation of impacts in respect of amenity, streetscape and open space values - for North Shore City .
- Lake Rd Designations Assessment (2002):** detailed analysis of the effects associated with widening of Lake Rd, including impacts upon residential amenity, streetscape and open space values; and appraisal of mitigation measures - for North Shore City .
- Omokoroa Roading Options Study (2001):** evaluation of route options and effects as part of an Assessment of Environmental Effects (in association with Beca Carter Tauranga) - for Western bay of Plenty D. C.
- Tauranga Northern Arterial Review & Arbitration (2000):** evaluation of the proposed northern arterial's implications utilising assessments prepared by LA4 and Priest Mansergh, followed by site visits, and provision of recommendations to Transit NZ, the Bay of Plenty Regional Council and Western Bay of Plenty District Council about the landscape mitigation measures that should be employed in conjunction with development of the arterial corridor - for Transit NZ, the BOP Regional Council and WBOP District Council.
- Eastcliffe On Orakei (Bastion Point) Housing Project Assessment (current):** analysis of the visual and amenity implication of an 86 unit housing development next to Takaparawha reserve at Bastion Point & development of landscape concepts / detailing as part of the overall development proposal – for Protac Investments & Ngati Whatua.
- Eden Park Floodlighting & North Stand Assessment (1996/7):** evaluation of a proposal for floodlighting of the No.1 ground and a new north stand; and design of landscape treatment in front of the north stand - for the Eden Park Trust Board.
- Spencer On Byron Hotel (1998):** assessment of the visual effects of a 22 storey hotel proposal for Byron Ave in Takapuna – for Manawanui Trust.
- St Josephs Convent Redevelopment Assessment (1995/6; 2001):** analysis of the visual implications of replacing an existing convent with a combined retirement home / convent / chapel in St Marys Bay, including development of landscape concept for the main grounds and courtyards - for Little Sisters of the Poor.
- Brightside Hospital Assessment (1995/6):** analysis of the visual and amenity implications of replacing an existing hospital with a new hospital facility in central Epsom, including development of landscape proposals for the historic grounds - for Southern Cross.
- South-western Interceptor Assessments (1992; 1996-7):** detailed assessment of the proposed route for the South-western Interceptor AEE - covering a route from Homai Stream to Puhinui Rd (the eastern airport Access road) via the Matukutururu Stonefields, Puhinui Inlet and Puhinui Reserve - for the AEE. Followed up in late 1996 with development of an amelioration strategy - for WaterCare Services Ltd
- North Harbour Gas Pipeline (1995-6):** three stages of involvement in the planning process covering: evaluation of broad 'corridor' options for routing of the pipeline and identification of three preferred routes; detailed assessment of the

*landscape and amenity implications of the preferred route option; and preparation and presentation of evidence about the proposal and its effects for the North Shore City Council hearing - for Enerco.*

**Auckland International Airport Eastern Accessway Impact Assessment (1989 / 1991):** appraisal of a new entry route and bridge options across Pukaki Inlet for Mangere International Airport and development of broad guidelines for the design of the entry road and its immediate surrounds - for the Auckland International Airport Company Ltd.

**A.R.C. Reservoir / Bulk Water Supply Options Study (1988):** responsible for detailed evaluation of eight different dam and/or river extraction options for supplying Auckland with water into the 21st century - for the Water Dept of the Auckland Regional Authority.

**Sky Tower Assessment (1991):** assessment of the Sky Tower proposal for upper Symonds St, Grafton, and presentation of evidence at the Planning Tribunal in relation to its effects - for Auckland City Council & the Auckland Regional Council.

**Mt Ruahine Mast assessment (1999):** evaluation of the effects of a proposed 24 metre mast and shed on top of Mt Ruahine at the southern end of Great Barrier Island - for the Maritime Safety Authority.

**Light Rail transport Evaluation (1990):** evaluation of the visual and aesthetic implications of a light rail system running into and through central Auckland and providing recommendations for its integration into Queen St - for NZ Railways.

**Bayswater Marina ,Okahu Bay Marina & Goldsworthy Bay Marina and Tourism Development Studies (1987-90):** evaluation of all 3 marina proposals and presentation of design recommendations for each - for Wilkins & Davies Ltd, Beca Carter Hollings & Ferner Ltd and L. Sutherland.

**Pine Harbour Marina Extension Assessment (1990):** visual impact appraisal of a 250 berth extension at Pine Harbour - for the Department of Conservation.

**Site Selection Studies for P.W.R. Stations at Trawsfynydd and Wylfa - North Wales (1984-6):** evaluation of a wide range of different siting options for two power stations proposed for North Wales based on landscape/visual impact criteria - for the (U.K.) Central Electricity Generating

**Channel Tunnel Railway Connections Study (1986):** evaluation of route options and landscape impacts associated with provision of railway connections to the Channel Tunnel immediately north-west of Folkestone - for the United Kingdom Department of Transport.