

PREPARED FOR SIO LIMITED
20 AUGUST 2026
J2508

PROPOSED PRIVATE PLAN CHANGE CORBRIDGE RESORT ZONE

LANDSCAPE AND VISUAL EFFECTS
ASSESSMENT REPORT

INTRODUCTION

- 1 A Private Plan Change is proposed in relation to an area of land that is currently zoned Rural Zone (RZ) within the Queenstown Lakes Proposed District Plan (the **PDP**). The proposed Private Plan Change (**PPC**) seeks to change the zoning to be Corbridge Resort Zone to provide for a golf resort with associated visitor accommodation and residential activities. A Structure Plan approach is proposed.
- 2 The alterations to the PDP proposed by way of the PPC are the result of an iterative and consultative design process over a period of months. Vivian+Espie has provided input into this design process from a landscape effects perspective. This report describes and quantifies the landscape and visual amenity effects that will result from the PPC and focuses on effects as experienced from outside the site. This report does not discuss matters that relate to internal urban design, internal amenity, and internal functionality.
- 3 The site of the PPC is a 322ha landholding known as Corbridge that adjoins State Highway 6 (SH6) near Wanaka Airport. We refer to this property as **the site**.

EXECUTIVE SUMMARY

- 4 The site of the PPC sits between Wanaka / Albert Town and the Wanaka Airport within rolling, improved rural land on which two existing resource consents provide for development (rural living and a film studio operation). To the immediate north of the site, and partially within the site, is the Outstanding Natural Feature (**ONF**) of the Clutha Mata Au River corridor. The broader landscape context is of a rural, pastoral character but incorporates low density rural living and lifestyle block land uses. Pursuant to the PDP, this landscape is categorised as Rural Character Landscape (**RCL**).
- 5 The relevant strategic provisions of the PDP give the guidance that landscape character shall be maintained and visual amenity values shall be maintained or enhanced. Additionally, adverse visual amenity effects of development that is highly visible from public places or that forms the foreground of an Outstanding Natural Landscape (**ONL**) or ONF are to be avoided.
- 6 The PPC uses a Structure Plan approach to provide for development of a golf resort and associated activities. The layout of the Structure Plan is such that development within the site will not be highly visible from public places, with visual mitigation being provided by areas of open space, enhanced landform and areas of both proposed and retained vegetation.

- 7 In relation to views and visual amenity, enabled development will be minimally visible from the north and will be considerably screened from SH6 to the south such that high visibility is avoided, and open space dominates the visual experience from that highway. Some nearby private land will gain views over parts of the site, but any adverse visual effects will be of a low degree. Overall, visual amenity will be maintained.
- 8 In relation to landscape character and values, the PPC will bring considerable change to the site itself, however change is already provided for by existing resource consents. Regarding the broader landscape within which the site sits, landscape character will remain that of a pleasant, rural but occupied part of the Upper Clutha Basin. Landscape character will be maintained. In an overall sense, the PPC will sit comfortably with the PDP's relevant landscape-related Objectives and Policies.

METHODOLOGY

- 9 Numerous visits to the site and the surrounding landscape have been conducted. The effects of the proposed zoning have been assessed in relation to views and visual amenity and in relation to landscape character and values, as is set out in this report. The identified effects have also been related to the outcomes that are sought by the relevant statutory documents.
- 10 The methodology for this landscape and visual effects assessment has been guided by:
 - The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (TTatM)¹.
 - The landscape-related provisions of the statutory documents, particularly Chapters 3 and 6 of the PDP.
- 11 When describing effects, we will use the hierarchy of adjectives given in the top row of the table below. The bottom row shows how the adjectives that I use can be related to specific wording within the RMA².

¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022 (TTatM).

² TTatM, paragraph 6.39.

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

DESCRIPTION OF THE PRIVATE PLAN CHANGE

- 12 The details of the PPC are set out in the application itself including Brown & Company documentation and Baxter Design plans. We do not repeat that material in this report but reproduce the following commentary from the proposed provisions that describe the various Activity Areas (AAs) of the Structure Plan. The proposed Structure Plan itself is attached to this report as **Appendix 1**.

The Structure Plan identifies Activity Areas across the Zone, that serve different functions and provide for certain activities, as follows:

- a. **Golf, open space and farming (Activity Area G)** – to provide for the operation and management of the golf courses, and to protect open spaces for amenity, rural character, recreation and farming by limiting built development (203.4ha);
- b. **Clubhouse (Activity Area C)** – to provide for a range of commercial facilities and activities associated with the use of the golf course and resort, including golf services and administration, restaurant, gymnasium, meeting and conference facilities (4.7ha);
- c. **Visitor Accommodation (Activity Area VA)** – to provide for the central visitor accommodation hotel facilities including reception, administration, restaurants, bars, lounge areas, conference facilities, back-of-house, and visitor accommodation units (3.4ha);
- d. **Worker Accommodation (Activity Area RW)** – to provide for onsite staff facilities and worker accommodation, to support the golf facilities and visitor accommodation (1.1ha);
- e. **Maintenance / Service (Activity Area M)** – to provide for golf course maintenance, equipment and materials storage, and staff facilities, that support the ongoing operation and maintenance of the resort (1.3ha);
- f. **Visitor Accommodation / Residential (Activity Areas VAR 1-15)** – to provide for a range of visitor accommodation and residential activities. The VAR's are in pockets throughout the Resort, where built development can be absorbed into the landscape and the rural context. There are 15 individual VAR activity areas, each with specific maximum numbers of units enabled, and with an overall maximum total (43.986ha);
- g. **Public Amenity (Activity Area P)** – to provide for facilities and activities, including restaurants, cafes, licensed premises, recreation including indoor and outdoor commercial recreation, and ancillary retail activities that are open to the public (1.2ha);
- h. **Hospitality (Activity Area H)** – to provide for a restaurant / bar / café that enables expansive views to the north but is located to avoid visibility from the river corridor (0.32ha);
- i. **Ecological Protection (Activity Area EC)** – to provide for habitat protection and retention in

perpetuity of existing indigenous vegetation and unique ecosystems (on the Northern Escarpment) that enable the protection of At Risk species (1.5ha);

- j. **Landscape Protection (Activity Area LP)** – to provide for the maintenance of open space around the periphery of the Zone, managed by limiting built form and landscape treatment to maintain the open landscape character of the wider surrounds.
- k. **Landscape / Ecological Protection and Enhancement (Activity Area LP-E)** – to provide for additional protection and enhancement of the Outstanding Natural Feature over the escarpment at the northern part of the Zone (17.6ha).
- l. **Lake / Irrigation (Activity Area L)** – to provide for an amenity water feature and supply source for Zone wide irrigation activity, centrally located within the Zone (9ha).

*The Structure Plan also identifies the indicative location of the walkway / cycleway from **Activity Area VA** through to the Mata-Au Clutha River ONF; and the vehicle accessway into the Zone from State Highway 6, and roading through the Zone.*

13 The following proposed Policies are also relevant to landscape issues:

Landscape and Amenity

- 51.2.1.12.1 *Maintain the landscape character and visual amenity values of the Zone, including the values described in 51.1.3, by:*
- (a) *Ensuring that buildings are located only in areas where the change can be absorbed and so that a predominance of open space is achieved across the Zone.*
 - (b) *Avoiding built development in **Activity Area LP-E**.*
 - (c) *Avoiding built development other than small scale buildings associated with golf course operations and farming, in **Activity Areas G and LP**.*
 - (d) *Require the establishment of LAMAs in accordance with the Structure Plan in Section 51.8 to ensure that the potential adverse effects of built form and golf course development on landscape and visual amenity values are avoided or mitigated.*
 - (e) *Ensuring that the LAMAs integrate with the natural line and form of the topography.*
 - (f) *Maintaining an open pastoral character in **Activity Area LP**.*

Ecology

- 51.2.1.13 *Maintain and enhance the ecological values of the Mata-Au Clutha River escarpment within **Activity Area LP-E** by restricting existing vegetation clearance, development and planting of exotic species while also requiring indigenous planting and overall habitat improvement of indigenous species.*
- 51.2.1.14 *Protect the values of the indigenous vegetation and avifauna, lizard and invertebrate populations within **Activity Area EC** by establishing new habitat through indigenous planting to increase the overall connectivity of indigenous vegetation and habitats.*
- 51.2.1.15 *Avoid built development within **Activity Area LP-E and EC***

14 Three graphic documents prepared by Baxter Design form part of the PPC documents:

- i. Landform Visualisation Package (attached to this report as **Appendix 7**);
- ii. Zone Plans;

iii. Contextual Landscape Design Package.

- 15 While I only attach the Visualisation Package to this report, the other Baxter Design documents include information that is relevant to landscape considerations. The Zone Plans include the Structure Plan (**Appendix 1** to this report), the Landscape Amenity Management Areas (**LAMA**) plans, which show required mounding and planting (and existing mitigatory vegetation which is to be retained), and the RL plans, which show levels from which maximum building heights are measured. The most relevant aspects of the Landscape Design Package are the Wider Context Plan (also attached as **Appendix 2** to this report), the Site Context Plan (**Appendix 3** to this report), the indicative Masterplan and the Typical Housing Cluster Plan.
- 16 To summarise the vegetative treatment of the site, as directed by the Baxter Design documents and the relevant provisions, outside of the golf fairways and development AAs, much of the site is to be managed as grassland pasture that will be seasonally mowed. In terms of appearance, this will essentially be hay-paddock land. The northern escarpment within the site and the south-facing escarpment to the north of the central lake are existing areas of native ecology that are to be protected and managed. The northern margins of the lake are also to be developed as riparian ecological restoration areas. In the southern part of the site, close to SH6, a number of existing shelterbelts are to be retained (with successional planting provided for), which will provide visual mitigation in relation to some development areas, and also retain rural character. An additional shelterbelt is proposed to the immediate south of AA VAR13. The Baxter Landscape Design Package Document also contains indicative plans and illustrations of the vegetative treatment of development AAs³. As each AA is developed, detailed landscape design will be formulated in accordance with these indicative plans, as part of the development/consenting process. I note that the implementation of a LAMA area and the erection of any buildings (except for small golf-related buildings) will be subject to at least a controlled activity consent, with specified matters of controls and guidance coming from the Objective and Policies that are proposed for the zone.

THE EXISTING LANDSCAPE AND ITS VALUES

- 17 With reference to the Appendix 2 and 3 plans attached to this report, the site extends between SH6 at its southern end to the corridor of the Clutha River at its northern end. The site sits on undulating, rolling terrace land between Wanaka Airport (close to the site to the east), the

³ Baxter Design Contextual Landscape Design Package, Clubhouse Precinct – Indicative Plan, Hotel Precinct – Indicative Plan, Public Precinct – Indicative Plan and Typical House Cluster – Indicative Plan

Cardrona River and Albert Town / Wanaka (approximately 3km to the northwest). The part of SH6 that adjoins the site provides the primary vehicle link between Wanaka and the airport, and also onwards to Luggate and Cromwell.

- 18 As shown on the Appendix 3 plan and the Context Zones Plan of the Baxter Landscape Design Package, the northernmost part of the site is a steep north-facing escarpment that is part of the corridor of the Mata Au Clutha River, which is categorised as an ONF and a Priority Area (**PA**). Additionally, most of the site (excepting the southern quarter, adjoining SH6) is part of the Halliday Road / Corbridge PA, pursuant to the PDP. The southern quarter of the site is within the Wanaka Airport Environs Landscape Schedule Area pursuant to the relevant Variation to the PDP. The same Variation proposes some (relatively minor) changes to the Landscape Schedule that applies to the Mata Au Clutha River PA. At the time of writing, this Variation is yet to be heard.
- 19 In the following paragraphs, we describe this landscape context broadly and also specifically refer to the site itself and how it fits within this context. Subsequently, we refer to the PDP's PAs and Landscape Schedule Areas and how these assist an understanding of the existing landscape.

Physical attributes

- 20 Currently, low density rural living or lifestyle-block activity coupled with farmed pasture extends between Wanaka Airport and Albert Town / Wanaka. The site sits somewhat centrally in this area of the Upper Clutha Basin and immediately to the north of fourteen 40ha blocks that are centered around the Ballantyne Rd / SH6 intersection. The relative location of the airport and the town, and the presence of SH6 connecting Wanaka to Luggate, Cromwell and beyond, mean that this part of the rural Upper Clutha Basin is particularly modified and occupied compared to other parts.
- 21 The site itself is comprised of rolling landform, generally rising in elevation from SH6 towards the north, before dropping precipitously to the Clutha River. There is a significant area of lower elevation in the centre of the site that currently accommodates an ephemeral pond. A number of tall, mature shelterbelts break up the site and a network of farm tracks and fences cross it. While the land use within the site is dominated by cultivated improved pasture, there are some small areas of remnant native vegetation. A collection of farm / utilitarian buildings (including a dwelling) is located close to SH6 in the southern part of the property. Overall, the site has a verdant, improved rural character associated with open space and agricultural management. The rolling and variable topography of the site means that large parts of it are visually hidden when seen from outside the site boundaries.

- 22 These physical attributes of the site itself are reflected over the broader area that extends between Wanaka Airport to the east and the Cardrona River in the west. Rolling terrace-and-escarpment landform, resultant of past glaciations and outwash processes, has been managed by farming for many decades (with its associated trappings of buildings, fences, shelterbelts and paddocks) but in more recent years it has accommodated increasing rural living land use. The area sits in an elevated situation in relation to the Clutha and Cardrona Rivers and is not crossed by any waterways, although a few locally low-lying areas accommodate ephemeral ponds.
- 23 Regarding the subject site itself, existing resource consent RM120572 provides for subdivision of the site to create a 35-lot rural living development. The RM120572 development concentrates rural living activity around the more hidden, central part of the site and also on the top of the north-facing escarpment at the northern end of the site (i.e. immediately outside of the PDP's identified ONF of the Clutha River corridor). Considerable native planting and ecological management form part of the consented development, as does the creation of a lake in the central part of the site. A plan showing the consented RM120572 development is attached to this report as **Appendix 4**. Resource consent is also held for a function venue within the site (RM150918) allowing up to 65 events per year of varying lengths and time of day. In the absence of the current PPC, I understand that these existing consents are able to be implemented in a practical sense and are useful outcomes for the site that may be pursued. These consented activities form part of the physical attributes of the site.
- 24 Additionally, Silverlight Studios Ltd gained consent FTC000027 via the Covid Recovery Fast-Track legislation for a large film studio complex over the site involving many buildings, residential use, commercial and tourism activities. They also gained resource consent (RM220580) for large temporary sound stage buildings and support activities. Those consents are live, but I understand that the consent holders are uncertain whether they will be actioned. A plan showing the consented FTC000027 development is attached to this report as **Appendix 5**.
- 25 It is my understanding that if the PPC is approved and the proposed zoning becomes operative, these existing consents would be surrendered.

Perceptual attributes

- 26 The area between the airport and the Cardrona River is experienced by the public via SH6. The Clutha River corridor to the north is considerably incised and does not allow visibility to the relevant

area. Rolling topography means that views to the north from the relevant stretch of SH6 and variable in length, often being truncated by landform or shelterbelts.

- 27 The rolling terrace-and-escarpment landform comprises of till left by retreating glaciations and subsequent alluvial action. The formative processes that have led to this landform are not as legible to an average observer as they might be in the more geomorphologically dramatic or dynamic parts of the district. I consider that an average observer would simply perceive this area as rolling farmland.
- 28 While the land of the relevant area is relatively tamed and managed, it is not without scenic and aesthetic quality. In sensory terms, it takes the form of green, relatively open pastureland (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living) on valley-floor topography that forms the foreground and mid-ground to distant mountain backdrops. The rolling topography means that changing light and atmospheric conditions throughout the day and year (along with seasonally changing agricultural patterns) can bring aesthetic interest and variety. When visually experienced in conjunction with distant mountain peaks and ranges, I consider that most observers would consider the area between the Wanaka Airport and Albert Town / Wanaka to be a pleasant rural landscape on the outskirts of Wanaka but not one that imparts the drama and memorability of the district's wild and mountainous landscapes.
- 29 Again, the existing consents are relevant in that they provide for activities that would change the landscape. In summary:
 - If the RM120572 consent was implemented, the site would take on the pattern of a rural living development of 35 lots, as per the Appendix 4 plan, although relatively little rural living activity (i.e. buildings, curtilage) would be visible from outside the site. From the part of SH6 that adjoins the western part of the site, some views to rural living lots in the central parts of the site are available. From the Clutha River corridor (the Upper Clutha Track and Newcastle Track), there would be difficulty visibility to parts of rural dwellings on the northern part of the site's terrace that overlooks the river.
 - If the FTC000027 consent was implemented, the interior of the site would become a busy, considerably built vicinity. Overall landscape character would be more varied and less traditionally rural. Again, relatively little built form would be visible from outside the site. The nature of the film studio activity, with its visitor and tourism aspect, its entranceway, signage and carparking, would mean that passers-by would be aware of the activity within the site.

Associative attributes

- 30 I have no specific knowledge of Tangata Whenua associations with this landscape other than general historical knowledge. I understand that the Clutha River corridor, to the immediate north of the subject site, was important in relation to pre-colonial travel through the district. In terms of colonial history, I am unaware of any identified heritage aspects, other than the fact that the land has long been part of farming operations. The historic Halliday Homestead building sits approximately 1.5km to the west of the subject site.
- 31 Other than being perceived as part of a pleasant rural landscape, I am aware of no particular community associations with the relevant land. The Clutha River corridor has recreational value to the community and public access (via the Upper Clutha Track on the true right (southern) bank and the Newcastle Track on the true left (northern) bank. This river corridor is also recognised via the PDP as an ONF. The steep, north-facing escarpment at the northern extreme of the subject site is part of the southern bank of the Clutha corridor and is within the identified ONF.

The Halliday Road / Corbridge Priority Area

- 32 The site sits centrally in the Halliday Road / Corbridge PA. Schedule 21.23.2 of the PDP describes this landscape area and sets out its values⁴. The preamble to the Schedules states that they “will be used where relevant for any plan development proposal”. We cite the most relevant aspects of that schedule below:

The Halliday Road / Corbridge PA is an area of rural RCL land bounded by the Wanaka – Luggate Highway (SH6), the Cardrona River and the Clutha River Mata-au on its southern, western and northern sides, respectively. To the east it extends to the escarpment between rolling glacial moraine and the flatter series of outwash terraces. The rolling moraine downlands include a 322 hectare site (approximately 234 hectares of which is within the PA) to the west of Wānaka airport where a film studio and associated activities has been recently consented.

Physical Attributes and Values

A series of alluvially formed terraces, with well-formed treads and risers, stepping down to the west to the Cardrona River.

A clearly defined scarp at the eastern edge of the terraces of up to 60 metres in height.

⁴ TTatM define landscape values at paragraph 5.6 and the glossary as “the reasons a landscape is valued – the aspects that are important or special or meaningful” and note that “values are embodied in certain attributes”.

A combination of pastoral farming or cropping and latterly, commercial activity, particularly on the rolling moraine downlands. ... A 322 hectare site on the rolling moraine downlands, includes land that comprises over one third of the Halliday Road / Corbridge PA, and includes a recently consented film studio and associated activities. Events such as weddings and concerts have been held at Corbridge Estate.

Established rural living and visitor accommodation is common on the alluvial terraces, mainly on lots of between 4 and 10 hectares in size. Only one dwelling is present on the escarpment. There are a few, both smaller and larger lots in this western area of the PA. Four lots of around 20ha in size, created as part of the Poplar Beach Subdivision, are present at the eastern edge of the PA, but only two have been developed for rural living. An extensive film studio and tourism complex has been consented at Corbridge, located around the lake and screened from Wanaka Luggate Highway by topography.

Associative Attributes and Values

The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kaware River.

Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.

Perceptual Attributes and Values

The series of terraces leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion. In particular the prominent highest escarpment, which is visible from many parts of the surrounding landscape and from the summit of Mount Iron.

The gently rolling open landform of the glacial till moraine, appreciated from Mount Iron and Wanaka Luggate Highway, however from the highway this appreciation may alter slightly if the consented development at the film studios site is implemented.

Highly attractive views from Wanaka Luggate Highway across open pasture or cropping land to the hills and mountainous ONL of the Upper Clutha Basin, or to rising moraine landform and shelterbelts. The highly coherent pattern of large open paddocks alternating with linear shelterbelts across the majority of the PA, together with the undulating nature of the terrain, general lack of visible dwellings and changing pasture/crop colours across the seasons add to the pleasantness and strong rural character of the views. These views may change slightly if the consented development at the film studios site is implemented, however visual amenity will be maintained.

Views characterised by rural living and farming, with sequential enclosure by roadside vegetation.

Views from the summit of Mount Iron, where the panoramic vistas available to the east take in the Cardrona River, the river terraces and prominent escarpment, and the undulating pastoral moraine land and shelterbelts extending to the east. If implemented, the consented film studios site will become part of these views.

Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people passing adjacent to the PA on Wanaka Luggate Highway. The river terraces accessed from Halliday Road are more domesticated by rural living and have a lower level of perceived naturalness. Overall, there is a moderate level of naturalness, with a predominance of natural rather than built elements, but human intervention as managed farmland, rural living and following construction, the consented film studios (if implemented), will be increasingly evident.

Moderate physical values relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.

Moderate associative values relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.

Moderate-high perceptual values relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquility and quietness in places, and the moderate level of naturalness with rural living remaining subordinate to pasture/cropping and vegetation. Recently consented activities may alter this for parts of the PA.

- 33 In relation to the above commentary, the subject site is within the “rolling moraine downlands” part of the PA. It can be seen that, as a whole, the Halliday Road / Corbridge PA comprises of a legible and valued sequence of landforms and has an attractive, pastoral, rural aesthetic (although not outstanding or highly natural). Views to the north from State Highway 6 (SH6) provide a pastoral or working-farm aesthetic but also include rural living activity. The existing consents that have been discussed provide for change. It is in relation to this existing landscape character and values, that the PPC is to be considered.

The Wanaka Airport Environs Landscape Schedule Area

- 34 A smaller part of the site (72ha) at its southeastern end, is within the proposed Wanaka Airport Environs Landscape Schedule Area, pursuant to the current Variation. Bearing in mind that the relevant Schedule is only at the proposed stage and is subject to submissions and expert evidence in opposition, and also subject to upcoming hearings, I briefly cite the most relevant aspects of that Schedule (21.23.9) below:

The Wānaka Airport Environs area is rural land corresponding to the series of outwash terraces near Wānaka airport. To the west is Halliday Road/Corbridge PA (RCL) and to the east is Church Road Shortcut Road PA (RCL).

The northern boundary of the area adjoins the series of steep scarps defining Mata-au (Clutha River) PA (ONF). The distinctive terrace riser east of the airport is classified as ONF and severs the (lower) eastern terrace of the area from the (higher) western portion of the RCL area. The Wānaka – Luggate Highway (SH6) runs along the southwestern side of the area. Shortcut Road (SH8A) borders the southern edge of the area.

Physical Attributes and Values

The sequence of landforms includes:

- c. Gently rolling glacial moraine fields along the western side of the area, abutting Halliday Road/Corbridge PA (RCL).*

Film studio development is anticipated throughout the rolling moraine landform at the western end of the area. The development will be screened from SH6 and the river corridor by topography.

Associative Attributes and Values

The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Valued as part of the scenic rural approach to Wānaka from the east on Wānaka Luggate Highway.

The popularity of SH6 as a scenic vehicular route.

Perceptual Attributes and Values

The sequence of attractive long-range and expansive 'rural' views from SH6 across the terraces of the area to the escarpments on the north side of the Mata-au (Clutha River), and the expansive outwash plains on the northern side of the river, seen backdropped by the Grandview Range.

More specifically, this includes:

- a. Highly attractive, rural and 'big sky' views across large open paddocks to the river scarps, mountains and hills of the Upper Clutha Basin, or to moraine landforms and shelterbelts.*
- b. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wānaka Luggate Highway and Shortcut Road, a sense of spaciousness, and rural living development set well back from the highway or generally integrated by vegetation.*
- c. Aesthetic appeal of the prominent and proximate escarpment (within ONF) and the gently undulating moraine landforms.*
- d. The juxtaposition between the tamed flat rural land and the rougher character along the river corridor/scarps*

- 35 As discussed, the northernmost escarpment part of the site is within the Mata Au Clutha River PA. The relevant Schedule (21.22.25) is subject to the current Variation and essentially recognises the high landscape values of the Clutha River corridor. The PPC enables no development within this part of the site, with it being within the proposed LP-E AA, to which proposed Policies 51.2.1.12(b), 51.2.1.13 and 51.2.1.15 apply, as well as associated Rules.

GUIDANCE FROM THE RELEVANT STATUTORY PROVISIONS

- 36 As mentioned, the northernmost part of the site, being the steep north-facing escarpment, is within the ONF of the Clutha River corridor. No activities are proposed in that location and the proposed AA LP-E restricts earthworks and built development and requires ecological management of this area. The remainder of the site is categorised by the PDP and being part of the RCL. Chapters 3 and 6 of the PDP give over-arching guidance regarding landscape issues. The most relevant provisions from Chapter 3 of the PDP are:

STRATEGIC OBJECTIVES

- 3.2.1.8 *Diversification of land use in rural areas beyond traditional activities, including farming is enabled provided that:*

b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced;

- 3.2.5.5 *Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:*

a. landscape character is maintained; and

b. visual amenity values are maintained or enhanced.

STRATEGIC POLICIES

- 3.3.2 *In rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the District's landscapes provided that those activities are located and designed and are of a nature that:*

b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.

3.3.34 *For any Priority Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:*

- a. *maintains that landscape character;*
- b. *enhances any visual amenity value that Schedule 21.23 specifies to be enhanced: and*
- c. *otherwise maintains those identified visual amenity values.*

37 The most relevant provisions from Chapter 6 are:

6.3.4.1 *Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.*

6.3.4.2 *Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change.*

6.3.4.4 *Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.*

6.3.4.5 *Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.*

6.3.4.6 *Avoid adverse effects on visual amenity from subdivision, use and development that:*

- a) *is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b) *forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.*

6.3.4.8 *In the upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*

38 Many of the Objectives/Policies above (particularly the Chapter 6 ones) relate to proposed subdivision and development, i.e. these are mostly applicable to resource consent applications, rather than a PPC that proposes a comprehensive, structure -planned zone. Additionally, some (such as 3.3.34) refer specifically to rural living, which is only one component of the PPC.

Nonetheless, these Objectives/Policies can give guidance on what is expected within rural landscapes.

- 39 In summary in relation to the PDP, within this RCL, landscape character should be maintained and visual amenity values should be maintained or enhanced. The relevant character and values are described in the Landscape Schedules discussed previously.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 40 In light of the above description of the existing landscape and its values and the relevant statutory provisions, the issues raised by the PPC relate to the potential detracting from the values and character of this RCL landscape, i.e. a scenically pleasant rural landscape of improved pasture, farming, rural living, rolling topography and shelterbelts (although again, account must be taken of the activities that are provided for by existing consents). The PDP gives the guidance that adverse effects of development that is highly visible should be avoided.

VISUAL CATCHMENT AND VIEWING AUDIENCES

- 41 The Baxter Zone Plans that form part of the PPC application include the RL levels applicable to each AA (from which maximum building height is measured), and the contours required to be achieved by mounding in each of the LAMAS. The Baxter Visualisation Package (**Appendix 7** to this report) includes photography and images of a visual model. A key driver of the design of the PPC and Structure Plan layout has been to internalise effects as much as possible, in order to provide privacy to the residential and visitor accommodation activities. The layout has been configured so that the denser and larger areas of built form will occupy the topographically lower central area of the site. This means that these activities are generally well hidden from outside the site itself and from many locations, minimal changes to the landscape will be evident.
- 42 The plans attached as Appendices 2 and 3 show the site in its context. Reference to those plans is useful in relation to the discussion below.
- 43 To the north of the site, the Clutha River corridor (and its associated public tracks, including the Newcastle Track on the northern side of the river) is significantly incised such that views into the PPC area are very largely precluded. The landform of the site, and particularly the topographically proud nature of the northern part of the site are such that the vast plains to the north of the Clutha River (the Devon Dairy Farms land and the Hawea Flats) also have very little potential visibility to the enabled activities. Only distant elevated land to the north of the site has any potential to gain

a line-of-sight to any significant development enabled by the PPC, such as in the vicinity of Mount Burke, some 8km from the site. The northernmost part of the site will largely comprise of golf activity, with AA H providing for a bar/restaurant with a maximum building height of 4m. The northern edge of AA H is setback 20m from the northern edge of the terrace. Built form will not be visible from the Newcastle Track nor the surface of the river. Even in more distant views from a northerly direction the enabled activities will be very difficult to see and will have no material effects on visual amenity. We note that the RM120572 consented development includes a string of rural living building platforms along the northern edge of the site's terrace. With reference to the Appendix 4 plan, these consented building platforms sit to the northwest of proposed AA H and to the north of proposed AA VAR-2 (i.e. between VAR-2 and the top of the northern escarpment (AA LP-E).

- 44 To the south of the site, SH6 runs between Wanaka/Albert Town and Wanaka Airport. This highway forms the southern boundary of the site. Highway users have views across the southernmost part of the site and some viewshafts further into the site are briefly available to a highway user.
- 45 Further to the south lie the broad flats that sit to the north of the foothills of the Pisa Range. These flats accommodate farmed blocks and rural lifestyle properties. They are bisected by many shelterbelts (particularly in the area between SH6 and Ballantyne Road to the immediate south of the subject site). Views to the north from these flats are generally truncated. From a southerly direction, an observer needs to be on the elevated terrace land south of Mount Barker Road before they are elevated enough to gain any potential visibility of the proposed activities.
- 46 To the east of the subject site is a strip of rural living properties that sit between the site and the Wanaka Airport. A coniferous shelterbelt runs along part of eastern boundary of the subject site which excludes views into the site. From the northern part of the eastern boundary, views are available into the subject site from the neighbouring rural living properties, however maturing poplars along that boundary are beginning to exclude views. We understand that this vegetation on the site's eastern boundary is either on the neighbouring properties or is directly on the boundary. We also understand that the Applicants do not rely on this vegetation for screening purposes, however, the eastern neighbours have control over this vegetation, hence its retention for screening or its removal, can be controlled by these neighbours.

- 47 From the east, distant views to the site are also available from the elevated public land of Mount Iron.
- 48 The western boundaries of the subject site are lined by coniferous shelterbelts that create a visual screen. The southern of these is to be retained by the PPC. Others are within the control of neighbours. The northwestern neighbouring property is a large farming property, while the southwestern neighbouring properties are smaller rural living blocks.
- 49 In summary, viewing audiences that are potentially affected in a visual sense by the proposed activities are:
- i. Users of SH6;
 - ii. Distant observers to the south of the site;
 - iii. Distant observers to the north of the site;
 - iv. Distant observers within the elevated public land of Mount Iron;
 - v. Neighbouring rural living properties to the immediate east of the site;
 - vi. Neighbouring rural living and farming properties to the immediate west of the site.

EFFECTS ON VIEWS AND VISUAL AMENITY

- 50 Visual effects are “*effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects*”⁵.

Users of SH6

- 51 With reference to the proposed Structure Plan, the part of the site that fronts SH6 is to be AA LP. This area will be maintained in open pasture / brown-top meadow character, with some retained shelterbelts as shown on the Structure Plan. The topography of this area is gently undulating and in the western part of the site, landform in the highway-side area is to be modified so that existing rolling landform becomes higher and more pronounced (in accordance with the LAMA provisions and plans). It will still be of gentle grades that allow farm machinery to pass across it.

⁵ TTatM, paragraph 6.25.

- 52 Moving away from the highway, beyond the LP strip, is to be a band of AA G, providing for golf fairways, surrounded by golf rough; again seasonally mown grassland. Beyond the golf fairways are areas of AA VAR, with the closest ones being VAR15, 4, 12 and 13. Maximum building height of 5.5m above specified Reduced Levels (RLs) apply to these areas and additional mitigatory earthworks will be required (again as per the LAMA plans).
- 53 AA M provides for maintenance yards and buildings (maximum height of 5.5m) surrounded by vegetation in the location of the existing farm base. The RW AA sits behind that, providing for workers' accommodation.
- 54 Some sections of existing shelterbelts within this southern part of the site are to be retained and maintained into the future, as required by the Structure Plan and the LAMA Plans, with provision for successional planting using species that are not wilding-prone. Additionally, as shown on those plans, a new evergreen shelterbelt is required to be installed along the southern edge of VAR13.
- 55 Some existing buildings that form part of the Corbridge farming operation can currently be seen from SH6. These are the existing farmhouse and associated sheds. The existing structural garden vegetation around this part of the site means that these existing buildings are relatively inconspicuous and sit in established vegetation. A well-formed internal road adjoins SH6 300m to the west of the farmhouse. Existing resource consent RM120572 provides for a treatment of this entranceway that includes feature planting and stone entranceway walls.
- 56 Turning to the situation that would be enabled by the PPC, in general terms, passing highway users looking to the north will experience the rolling open pastureland of AA LP and the rough of the AA G areas as a broad highway-side strip. The more verdant golf fairways will generally be difficult to see in these horizontal views but patches of them will be visible. Small parts of built form will be discernible in clusters but will be relatively distant, across the undulating, open grassland. The site's existing road entrance will be used as the only road access point. In the fullness of time, this can be expected to include some signage and entry treatment. This is not markedly different to the entranceway consented by RM120572. We give more specific comments regarding the views annotated in the Baxter documents below.
- 57 The Baxter Visualisation Document (Appendix 7 to this report) includes a series of photographs taken from points along SH6 adjacent to the site. Also included are images of the digital model from the same locations. The existing topography of the site, as well as proposed earth mounding (to be implemented through the establishment of LAMAs), have been used to ensure that no built

form is highly visible from SH6. There will be partial visibility to some upper sections of built form within some development AAs. With reference to the relevant photographs, very distant mountains to the north are sometimes visible and these are within the ONL in the vicinity of Mount Burke, but the subject site does not form a foreground to the ONL in any meaningful way. In preparing the digital model images that show vegetation, the Typical Housing Cluster – Indicative Plan the Baxter Landscape Design Package has been referenced. I understand that through proposed provisions (controlled activity and matters of control), there can be confidence that vegetation of this sort will be included as the various development AAs are developed.

- 58 The Landform Visualisation Document Viewpoints run from west to east along the highway. I give the following commentary regarding visual effects.
- 59 Viewpoints 1 to 4 are on the western part of the highway frontage where the LAMA provisions require earth mounding to be done within AA LP. There is a broad area available between the highway frontage and the AA G and hence the mounding is to be of gentle rolling grades. Further ground shaping work is required by the LAMA provisions to the immediate south of AA VAR-4. Current views from this stretch of SH6 are of broad, open, rolling improved pasture with a distant mountain backdrop.
- 60 With reference to the proposed topography images that include vegetation, and the corresponding photographs, it can be seen that Viewpoints 1 to 3 allow some visibility of built form within AAs VAR4 to 7. Viewing distances to these enabled parts of built form are between 250m and 750m. Rolling pasture will form the foreground, with parts of shelterbelts perpendicular to the road, continuing the currently-experienced rural landscape character. Small and inconspicuous instances of built form will be discernible, with native vegetation around them serving to blur or soften their visual legibility. The discernible built form will not be a continuous sweep, rather it will read as separated clusters for those viewers that identify it. Viewpoint 4 allows brief but more identifiable visibility to part of VAR12, again with some visual softening via vegetation.
- 61 As has been discussed, highway users are travelling on a relatively busy road and are between Wanaka / Albert Town and the airport / Luggate. If the PPC proceeds and the Corbridge Resort becomes developed, many highway users passing the site will be aware of the resort and the type of activities that are within the site, even if they have not visually experienced those activities. As mentioned, there will be a road entrance on the highway, likely with signage.

- 62 Regarding these views, openness and pastoral space will continue to dominate views on the northern side of the highway. The partial and relatively difficult visibility of instances of built form (often in combination with knowledge of the use of the site generally) will mean that a purely agricultural aesthetic is diminished. In this sense, rural character will be reduced but amenity will remain high. I consider that the effects on these views is best described as adverse but of a very low degree.
- 63 Viewpoint 5 is indicative of a brief, longer view down a meltwater channel, allowing some visibility to parts of AAs VAR4 to 6. Views are at distances of approximately 880m and more. Again, rolling pasture and open space will dominate the foreground of views. More distantly, some variation of colour through the presence of golf fairways may be discernible, along with some clusters of built form and associated vegetation, as can be seen in the digital model images. The ability to discern the built form is more difficult in these views, particularly when we consider the speed of a traveller and the general busyness of the highway. In these views, I consider that built development will often go unnoticed, with any effect being of a very low degree.
- 64 Viewpoints 6 and 7 are close to the existing road entrance and existing dwelling / farm base area. A road user passing this part of the site currently is aware of some activity/occupation. Viewpoint 6 currently allows views across pasture to a mixed shelterbelt that runs parallel with the highway. It is proposed to remove the western half of this shelterbelt and plant a new belt (of cedar) on the southern side of AA VAR13. A LAMA mounding area is proposed to the south of AA VAR12. Open pastureland will adjoin the highway adjacent to Viewpoint 6. Some golf fairways will be partially visible as part of the mid-ground ground plane. As per the relevant digital model image of the proposed situation including vegetation, shelter vegetation will be evident, with visibility of some built form likely until vegetation becomes established.
- 65 Viewpoint 7 is adjacent to the currently treed garden/yard area associated with the existing dwelling and accessory buildings. It is proposed to retain the perimeter belts of trees around this area and to fill gaps in the current vegetation. As such, from the Viewpoint 7 location, views are, and will continue to be, short and enclosed by vegetation, with parts of built form likely visible between gaps in trees before all vegetation is fully established.
- 66 The Viewpoint 6/7 stretch of the highway is one where current highway users experience the existing dwelling part of the subject site and the larger formed road entrance. If the PPC proceeds, the road entrance is likely to have some identifying signage and visibility of other elements will be

as discussed above. Highway users will be aware that they are passing the entrance to a site containing golf activity, areas of (minimally apparent) built development, and open space in combination. An essentially rural aesthetic will remain, albeit that it will be evident that the site is some form of resort in the rural land near Wanaka. However, the extent of development within the site will not be experienced or known to a highway user. Passing this entrance part of the site, I consider that visual amenity can be said to be adversely affected, but to a low degree.

- 67 Viewpoint 8 represents the stretch of highway frontage to the east of the site's existing dwelling location. Existing topography within the AA LP is particularly rolling in this area. As can be seen in the relevant digital model images, existing landforms will be enhanced such that enabled built form will not be visible in a practical sense. For this stretch of SH6, I do not consider that visual amenity will be affected in any material way.
- 68 The simulated images replicate the view had from a standard car. Passengers in a large coach or truck would be more elevated (eye level is generally approximately 800mm higher in a coach). Therefore, coach passengers may see some small parts of activities that are hidden to car passengers.
- 69 In an overall sense, as activities enabled by the PPC become established, a traveler on SH6 passing the subject site will experience the site in a way that is similar to the way do now; rolling, undulating grassland will extend away to the north of the highway, punctuated by shelterbelt vegetation. Passing the site, an open-space rural aesthetic pattern will be dominant to an observer. An exception to this will be the entranceway; the existing well-formed internal road is likely to incorporate some feature treatment and associated signage. This is not markedly different to the entranceway consented by FTC000027 or RM120572. I understand that the road intersection pursuant to this consent has been constructed but the feature walls and planting provided for by those consents have not been constructed (although could be at any time). The difference will be signage that announces the presence of a golf resort facility. Observers may notice the signage and, in any event, the facility is likely to be well-known. The general perception of the site will be altered; most observers will be aware that it is not a farming site but is associated with resort, hospitality and accommodation facilities. I do not see that this necessarily constitutes a reduction of visual amenity; the appearance of the site will change somewhat (mounding will increase, there will be some, relatively minor, perception of parts of built form and golf activity) but

I do not consider it will be degraded or made visually less pleasant⁶. While perception of the site will change to a degree for observers, the contribution of the site to visual amenity will remain very largely open and green in nature. Overall, I consider that for a SH6 user, while some aspects of the site will change, their visual amenity will not be adversely affected to a degree that is more than low, and no part of the proposed development will be highly visible. The site, as experienced from the highway, will continue to essentially read as an area of open space, with pasture and shelterbelts that is part of a pleasant rural landscape between Wanaka and Wanaka Airport.

Distant observers to the south

- 70 The floor of the Upper Clutha Basin stretches away to the south of the site and is comprised of rural living/lifestyle blocks of varying sizes. Due to elevation and topography, these do not gain any potential visibility into the subject site. With reference to the Appendix 3 plan, the exception to this is an elevated area to the southwest of the subject site, across SH6, which accommodates the Lucas dwelling and the Turner dwelling (Lots 2 and 3 DP24165). The Lucas dwelling sits on topography that slopes to the north and northwest and its main views are oriented in these directions. It also gains some views to the northeast that take in parts of the subject site. From eastern areas outside the Lucas dwelling, parts of the proposed VA AA and VAR4 to 7 AAs will be within a potential line-of-sight. Augmented landform adjacent to SH6 will provide some visual screening and these AAs will sit beyond open space and golf fairways.
- 71 The Turner dwelling is also oriented to the northwest but also gains views to the northeast across part of the site, very similar to those described in relation to the Lucas dwelling. Structural landscape planting that is required by RM190630 (that relates to the Turner building platform) is situated so as to screen the Turner dwelling from SH6. This vegetation will also truncate northeasterly views from the Turner dwelling.
- 72 I consider that the Turner and Lucas dwellings will have their outlook altered by the PPC. Enabled built form on the subject site will not be highly visible but will be evident and as the zone develops, it will be clear that golf activity is a primary land use of the site, with clusters of built form (including lights in the evenings) being ancillary. While these elements will not be in the primary views from these dwellings, they will alter what is now an area of visual simplicity and open pasture. With reference to the provisions set out in paragraphs 12 and 13 above, this will reduce a working, rural

⁶ TTatM, paragraph 6.1; "change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant".

landscape character, although not in a prominent or highly visible way. While somewhat diverging from a simple pastoral visual character, the parts of the site that are seen will not be unsightly; they will be carefully designed and managed and will very largely be greenspace. Overall, I consider that the views that are enjoyed from the Lucas and Turner dwellings will be adversely affected to a degree that can best be described as low at most.

- 73 More distantly to the south, the north-facing slopes of the Pisa Range allow broad views out over the Upper Clutha Basin. These slopes are private land within farming operations, but a public corridor of land associated with Luggate Creek potentially allows access up to the Pisa Conservation Area (but in practical terms, this access is very difficult). The entire Upper Clutha Basin and the surface of Lake Wanaka can be seen in expansive panoramas from these slopes. The subject site forms part of the visible landscape at distances of 4km and more. Similar views are available from the upper northern parts of Mount Barker (at 3.6km distance), and Knob A3KV within Lake McKay Station (at 3.9km distance). Again, these locations are within private land.
- 74 In the views described above, there is a potential line-of-sight to some of the proposed AAs, although the central, lower part of the site is not visible. For an observer in these locations, foreground or midground elements often act as screening, and given the distances involved, the nature of the buildings will not be discernible. Given the vastness of the scenes that are taken in from these mountain slopes, the difficulty of discerning the enabled elements in the landscape, and the immediate context of the proposed elements (i.e. within an area of landscape dotted with buildings, including those of the Wanaka Airport), I consider that any adverse effect on the amenity that is enjoyed by observers on these mountain slopes will be of a very low degree at most.
- 75 At the northern toe of the Pisa slopes, an undulating glacial terrace extends from Mount Barker in the west to Knob A3KV in the east. This terrace takes the form of farmland in the ownership of a few farming operations. Approximately 3.7km southwest of the subject site, the westernmost part of this terrace accommodates an area of Rural Lifestyle Zone that is accessed via Smith Road. From the area of Rural Lifestyle Zone, topography is such that visual access to the site is very difficult or impossible. Further east along this undulating terrace, there are likely to be locations where a line-of-sight is available to parts of enabled development, at similar distances. Again, the northern views taken in from these locations are vast panoramas over the Upper Clutha Basin. A viewer on these terraces is lower than on the mountain slopes and hence views are more horizontal, with foreground and midground elements (particularly shelter trees) often blocking

views to the subject site. Again, I consider that the effect of the proposed new elements on the composition of views will be very limited. Any effect on visual amenity will be of a very low degree.

Distant observers to the north

- 76 As set out in paragraph 43 above, topography is such that any observer must be significantly distant to the north to gain views into the subject site. A hospitality facility enabled by AA H will be the northernmost built form on the site. The provisions associated with this AA require a maximum building height of 4m, with the northern edge of AA H being setback 20m from the lip of the escarpment. Standards restrict external appearance and at least a controlled activity consent will be required in relation to built form within AA H. Moving north from the site, once a hypothetical observer begins to become roughly horizontal to AA H, a line-of-sight to enabled built form will be available. With reference to the Appendix 3 context plan, the closest viewpoint that may allow this sort of visibility are within the central area of the Devon Dairy Farm operation, approximately 2km north of AA H. Once north of the Devon Dairy Farm, visual contact is lost until an observer is in the vicinity of the foothills of Mount Burke, approximately 8km distant.
- 77 In practical terms, farm operators/workers at these distances are not going to have their visual amenity affected by slight visibility of built form in AA H. This is particularly the case when we consider the 9 building platforms adjacent to this terrace edge that are part of the RM120572 consented development.

Observers within public land of Mount Iron

- 78 Walking tracks located in the DOC administered land of Mount Iron access a large area including the summit of Mount Iron. Most users of this public place stay on the well-formed walking tracks due to topography and vegetation. Part of the main loop track traverses the eastern side of Mount Iron and accesses the summit. From parts of this eastern stretch of the track, including the summit, views are available to the subject site at distances of approximately 3.2km. The track is significantly elevated in relation to the surrounding landscape and therefore it allows very expansive views. A viewer on the peak of Mount Iron is approximately 180m higher in elevation than the subject site. The photograph attached as Appendix 6 to this report illustrates these views.
- 79 As is indicated by the Appendix 6 photograph, future development enabled by the PPC would be discernible from the eastern parts of the public area of Mount Iron as part of a broad panoramic view, but would not be highly visible. Shelter vegetation to the close west of the subject site

provides considerable screening of it. Numerous buildings on the Halliday Road area that are not visible from anywhere else are seen in these views from the summit. Observers may recognise golf land use and some areas of built form. This will appear distant and part of a very broad scene. I do not consider that the composition of the relevant view will be affected in any significant way. Visual amenity that is experienced from these elevated lookout locations will remain largely as it is, being a bird's-eye-view sort of amenity that reveals visibility that is not available from lower elevations. I consider that visual amenity will be affected to a low degree at most.

Neighbouring properties to the east of the site

80 The neighbouring properties to the east of the site can be seen on Appendix 3. Starting at the south, the views into the site from these properties can be described as follows:

- Roberts property (Lot 1 DP 303967): There is a viewshaft from the area of the Roberts dwelling in a northwesterly direction, down a meltwater channel towards the southern end of AA C and some of AAs VAR13 and 14. The earth mounding of LAMA 5 has been designed to minimise visibility of enabled built form. Golf activity will be the most recognisable change to the subject site as seen from this neighbouring property. While parts of buildings are visible, I consider that they will reduce the openness and simplicity of views from the Roberts property but not in a prominent way; visual amenity will be adversely affected to a low degree. A golf-dominated, park-like aesthetic will be most apparent.
- Stewart property (Lot 2 DP 25276): a mature pine shelterbelt is relatively complete as it extends along the western edge of (and within) the Stewart property. In practical terms, it provides a complete visual screen from the Stewart property towards the subject site. Additionally, topography within the subject site drops down significantly in this vicinity. Parts of AAs VAR11 and VAR14 will be visible but the golf land use pattern of Holes 9 and 10 will be the more visible part of the site. The expansive views that are available from the Stewart building platform location are to the north and northeast and east, across the flats of the Upper Clutha Basin to distant mountain ranges. While golf land use will be part of the foreground to these views, I do not consider that activities enabled by the PPC will be a significant detractor from current amenity. Effects will be of a low degree.
- Umbers property (Lot 1 DP 25276): The pine shelterbelt continues along approximately the southern half of the western edge of (and within) the Umbers property, limiting views

from the Umbers building platform into the subject site. The Umbers building platform (which is vacant) is elevated and a meltwater gully runs west towards the location of proposed AA C. However, the main view from the Umbers property is across the foreground areas of golf fairways 8, 11, 12, 13 and 7. The open space of these areas will form part of the Umbers' foreground. While the nature of current views will change somewhat, I do not consider that this will equate to a material reduction in amenity of more than a very low degree.

- Ansley property (Lot 10 DP 325795): The Ansley property includes a dwelling towards its northern end, sitting at the top of the escarpment that descends to the Clutha River corridor. The dwelling location therefore gets expansive views to the north. The western boundary of the Ansley property that adjoins the subject site consists of a varied border of grey shrub-land vegetation (that appears to be directly on the property boundary) and a continuous line of Lombardy poplars (that appear to be planted on the Ansley property). In any event, topography is such that none of the enabled activities will be visible from the Ansley property, other than perhaps small parts of golf fairways 6 and 7. There will be no material adverse effects on amenity.

Neighbouring properties to the west of the site

- 81 The neighbouring properties to the west of the site can be seen on Appendix 3. The views into the site from these properties can be described as follows:

- The Dalrachney, MacDonald and O'Conner properties (Lot 2 DP 545532 and Lots 2 and 3 DP 300398): these three rural living properties sit to the west of the mid part of the subject site. A dense, mature conifer shelterbelt lines the boundary between these properties and the subject site. The southern part of this shelterbelt is within the subject site and is proposed to be retained. The northern part is within the MacDonald and O'Conner properties and hence is in the control of those property owners. The rural dwellings on these three properties gain views to the north, northwest and west, towards Mount Iron and the dwellings are oriented to take advantage of these views. In practical terms, these properties gain no visibility into the subject site. Overall, I consider that the visual amenity that is enjoyed from these properties will not be adversely affected.
- Mata Au Investments Ltd: This is a large farming property of 160ha that adjoins Halliday Road. The broad upper paddocks of the farm are on roughly the same elevated terrace

land as the subject site. Again, dense evergreen shelterbelts line the boundaries between this property and the subject site and there will be no material visibility into the area of the proposed activities from this property. I understand these shelterbelts are on the Mata Au Investments property and hence are in control of those owners. The part of the subject site adjacent to this neighbouring property is to be a large area of AA G. I consider that visual amenity will not be adversely affected.

Summary in relation to effects on views and visual amenity

- 82 The site takes the form of a rolling open rural property within a part of the Upper Clutha Basin that sits between Wanaka / Albert Town and the Wanaka Airport. This is a pleasant but modified and occupied part of the Upper Clutha Basin. Existing resource consents provide for rural living and film studio development. The consented rural living development would be relatively hidden from outside the site, although it would locate development on the lip of the northern escarpment of the site that would be visible from the north and would be immediately adjacent to the ONL of the Clutha River corridor. The proposed film studio development would be visible (in part) from some neighbouring properties to the east and south.
- 83 The activities that would be enabled by the PPC are extensive in terms of area and built form but have been configured to be concentrated in the central, topographically low part of the site. The main, denser visitor accommodation node of the proposed zone will gain its own amenity from privacy and separation from roads etc and hence is very largely hidden from outside the site. The design of the activities (and the Structure Plan and associated provisions) involves locating development AAs in specific locations so as to be inconspicuous from potential observation from outside the site. Open space and naturalistic earth mounding between the activities and SH6 have been configured to visually screen the activities and to tie in with natural topography.
- 84 The result of the above is that the proposed activities will be minimally visible from the north and will not be seen from the Newcastle Track nor the surface of the Clutha River. They will be very considerably screened from SH6 to the south such that high visibility is avoided, and open space dominates the visual experience from that highway. Entranceway treatment will be evident, which will replace the treatment consented in relation to the rural living development (RM120572) and the film studio development (FTC000027). While there will be some change within the landscape as experienced visually from SH6, I do not consider that it will be visually degraded or that visual amenity will be adversely affected to any degree that is more than low.

- 85 Some observers on distant elevated private land to the south may gain visibility of parts of the proposed development within broad panoramic views. Distances are such that visual amenity will be adversely affected to a very low degree at most.
- 86 Some closer neighbours have views that take in parts of the subject site. Some eastern neighbours (Roberts and Umbers) will see parts of proposed built form that will interrupt openness and visual simplicity but golf and open space activities will dominate their perception of the site. This will amount to a low-degree adverse effect on visual amenity. The Lucas and Turner properties will gain visibility to some built form. The built form will not be highly visible and will be a particularly small part of very broad views. While there will be some effect on openness and rural character as perceived visually, augmented landform, open space and vegetation within the site will mitigate effects such that they will be of a low degree at most.
- 87 With reference to the PDP provisions set out in paragraphs 36 to 37 of this report, I consider that none of the proposed activities will be highly visible from any public places, nor will they affect the foreground to any ONLs. No proposed activities will have the effect of creating sprawl along any roads. The proposed mitigation measures (earthworks and vegetation) will not truncate or block any important views, and the treatment that fronts SH6 will be entirely in keeping with existing visual qualities. Overall, I consider that visual amenity will very largely be maintained.

LANDSCAPE EFFECTS

- 88 Landscape effects are the “consequences of changes to the physical environment, they are outcomes for a landscape’s values that are derived from each of its physical, associative and perceptual dimensions. Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape’s values that is the effect. ... Effects on landscape values are assessed against the existing environment and the relevant statutory provisions.”⁷.
- 89 The existing landscape and its values have been described in paragraphs 17 to 35 above. In summary, the relevant landscape is a part of the Upper Clutha Basin that extends between Wanaka /Albert Town and the Wanaka Airport / Luggate. It has a character derived from farmed pasture and lifestyle-block activity, covering gently rolling terrace-and-escarpment topography. Buildings, shelterbelts and fencing are common and the pleasant aesthetics of a tamed rural landscape on the outskirts of Wanaka are evident.

⁷ TTatM, paragraphs 6.1 to 6.5.

- 90 I understand that the rural living development enabled by RM120572 could be implemented at any time, as could the Silverlight Studios Ltd development enabled by consent FTC000027 (although that is less likely). I understand that weight is correctly placed on the PDP Rural Zone provisions that require:
- landscape character to be maintained and visual amenity values to be maintained or enhanced; and
 - adverse effects of development that is highly visible from public places or that forms a foreground to an ONL are to be avoided.
- 91 The way in which the landscape will be affected in terms of views and visual amenity is set out above. In a visual sense, the proposed activities will be experienced quite minimally from outside the site itself.
- 92 With reference to paragraphs 36 to 37 above, and to the landscape-related Objectives and Policies of the PDP in the round, Chapters 3 and 6 of the PDP make it clear that the ONLs and ONFs are the most highly valued landscapes of the district, while the non-ONL rural landscapes (RCLs), are less valued (although still have some important character and amenity associated with them). This is logical in terms of landscape planning generally and it reflects the relevant parts of the RMA.
- 93 Setting aside issues of views and visibility momentarily, the proposed activity itself (golf / rural living / visitor accommodation and associated resort facilities) is a form of development that typically is located in rural landscapes, generally in proximity to a population centre. There are a number of examples within this district and others. Parts of the interior of the site will become busy, considerably built areas. Other parts will be golf fairways, and others will be open space. Essentially, the site will become a golf resort form of development, somewhat akin to Millbrook or Hogans Gully as examples.
- 94 As discussed, enabled built form will generally be well contained within the site. Currently, low density rural living activity coupled with farmed pasture extends between Wanaka Airport and Albert Town / Wanaka. The proposed enabled activities (as per the proposed structure plan) would sit somewhat centrally in this area of the Upper Clutha Basin (i.e. the Halliday Road / Corbridge PA) and immediately to the north of fourteen 40ha blocks that are centred around the Ballantyne Rd / SH6 intersection.

- 95 Taking into account existing landscape character and the nature of the proposed activity, I consider that the landscape character of the area between the airport and Albert Town / Wanaka would remain dominated by rural character, albeit that areas of considerably built (but considerably hidden) visitor accommodation activity would sit within it, surrounded by golf fairways and open space. I consider that the inclusion of this new activity will alter the pattern of attributes that make up the landscape of this part of the Upper Clutha Basin; i.e. the landscape character will change; a significantly sized site will have a golf and visitor accommodation character; a character that is less traditionally rural (albeit that golf resort type developments are practically always located in rural or semi-rural landscapes). With reference to PDP Strategic Objectives 3.2.1.8, 3.2.5.2 (cited in my Section on Relevant Statutory Provisions above) and the other relevant provisions, I consider that change and evolution, including diversification, of landscape character is enabled, provided that landscape character is not degraded or made less valuable than it currently is; i.e. change is provided for but not adverse change.
- 96 In considering whether the effects of the alteration of landscape character in this vicinity of the Upper Clutha Basin are adverse or not, I consider that the following factors are particularly relevant:
- The site is not within an ONL⁸; it is in a less sensitive location in relation to the district's rural landscapes, in a vicinity that accommodates a reasonable degree of human modification and occupation (including activities on the subject site enabled by existing resource consents);
 - The site is adjacent to a State Highway, and is between Wanaka Airport and Albert Town / Wanaka. In terms of the patterns of activities that make up landscape character, there is some logic and expectation of some semi-rural activities in a location of this sort. Given the nature of the proposed activities, a facility of this sort can only realistically be placed in rural or semi-rural locations.
 - The site itself is large enough and topographically varied enough so that development can occur in a way that visual prominence is avoided and an outwardly open, green, rural character is perceived.

⁸ While the northern escarpment of the site is within an ONF, no development is enabled in this part of the site, and proposed provisions require indigenous revegetation and ecological protection.

- In the absence of the current proposal, existing consents provide for development of the site, including rural living development and potential film studio development that would alter the site to a similar degree as the PPC. This is reflected in PDP Schedule 21.23.2.

97 Having taken into account the details of the existing vicinity and the details of the proposed activities (including their visual effects as described previously), I consider that development enabled by the PPC can sit relatively comfortably in its location. This part of the Upper Clutha Basin is more able to absorb this activity than most settings within the rural landscapes of the district in my opinion. I consider that the change from paddock-land to golf resort will bring a reduction in rural character and, with reference to the relevant provisions, this will be an adverse landscape character effect. However, the PDP provisions also provide for diversification and anticipate some landscape change. Additionally, an overall rural character will still very much dominate, with much of the site itself remaining in a rural state. I therefore consider that the degree to which landscape character and values will be adversely affected will be low at most; while slightly less comprised of rural activities, landscape character of this part of the Upper Clutha Basin will not be less pleasant nor less valuable.

CONCLUSIONS

98 In terms of its attributes and values, the landscape within which the subject site sits has a character derived from lifestyle-block activity and farmed pasture covering gently rolling terrace-and-escarpment topography. Buildings, shelterbelts and fencing are common and the pleasant aesthetics of a tamed rural landscape on the outskirts of Wanaka are evident.

99 A driver of the design of the proposed structure plan has been to provide privacy for the visitor accommodation, residential and golf activities. The proposed activities have been configured so as to be concentrated around the topographically lower central area of the site while leaving the higher northern terrace part of the site, and the rolling southern part of the site adjacent to the highway, very largely unoccupied and in an open space state. This means that the activities are generally well hidden from outside the site itself.

100 In relation to effects on views and visual amenity:

- Once proposed works are established, a traveller on SH6 passing the subject site will experience the site much as they do now; rolling, undulating pasture and open space will extend away to the north of the highway, punctuated by shelterbelt vegetation. Passing

the site, an open, park-like aesthetic pattern will be apparent to an observer. Parts of built form will be discernible but relatively fleetingly and at considerable distances. The site's entrance and signage will identify the presence of hospitality, accommodation and golf activity. This will alter an observer's perception but (particularly taking into account consented activities) it will not reduce visual amenity to any degree that is more than low.

- Two nearby dwellings on rural properties to the southwest of the site (Lucas and Turner) will have their outlook altered by the proposal. While not in the primary views from these rural dwellings, parts of enabled built form will interrupt current openness and reduce rural character, although not in a prominent or highly visible way. Mitigation measures will be helpful but overall, I consider that the change to the views of the Lucas and Turner dwellings will be an adverse effect of a low degree at most. In relation to other properties to the south of the site, there will be no material effects.
- Most immediately adjacent neighbours to the site will not be affected in a visual sense, however, some eastern neighbours (Roberts and Umbers) will see some parts of enabled built form, set amongst open space and golf land uses. This will interrupt current openness and visual simplicity but in a relatively benign way. This will amount to a low-degree adverse effect on visual amenity.

101 From the above, it is apparent that there will be some adverse effects on particular views and visual amenity but these will be of a low degree at most and will be experienced by a small number of observers in a localised way. In some cases, these effects will be remedied in the medium term by vegetation growth. In an overall sense, visual amenity values will be very largely maintained.

102 In relation to effects on landscape character, the PPC will bring a new use to the site that differs from the existing situation and the two consented situations. The interior of the site will become a busy, considerably built vicinity but this denser central area will be separated (and hidden) from the surrounding rural landscape. Golf resort activity is a form of development that typically is located in rural landscapes, often close to a population centre. It is not directly at odds with rural landscape character.

103 In a broad sense, looking at the RCLs of the district as a whole, I consider that there is significant logic in locating an activity of this sort in this specific vicinity since it is a non-ONL location, it accommodates a considerable degree of human modification and occupation and it sits between

the urban area and the airport. I therefore consider that rural landscape values will be adversely affected to a low degree at most and in a broad sense, landscape values will be maintained.

- 104 With reference to the relevant PDP provisions, it is relevant that none of the proposed activities will be highly visible from any public places, nor will they affect the foreground to any ONLs. Diversification of activities is enabled provided that landscape character is not degraded or made less valuable than it currently is. For the reasons that I have set out in this report, I consider that landscape character will be upheld. I consider that the proposal sits comfortably with the relevant provisions.

Ben Espie

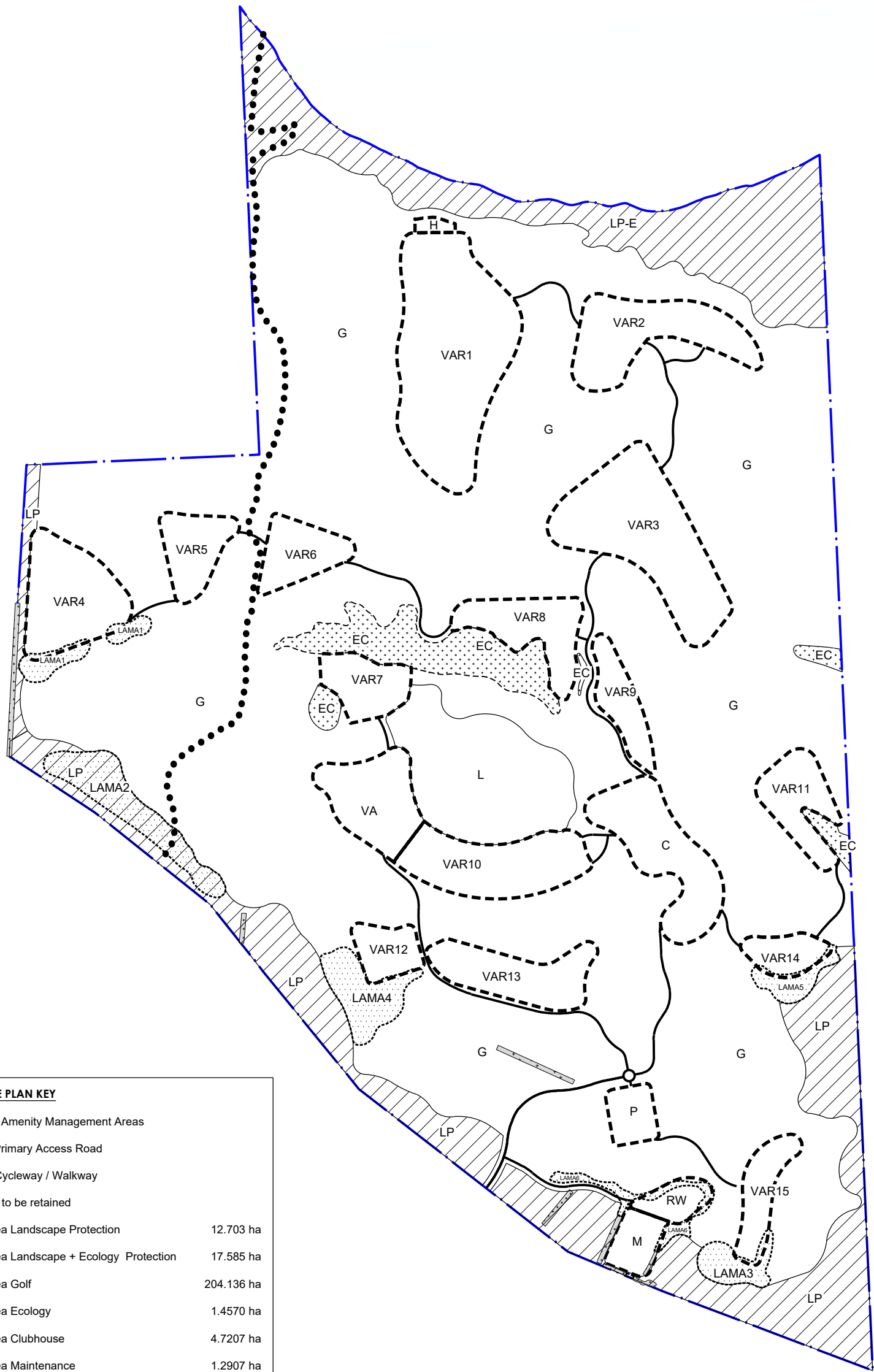
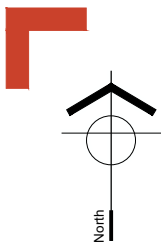
Landscape Architect

vivian+espie

20th August 2026

ATTACHED APPENDICES:

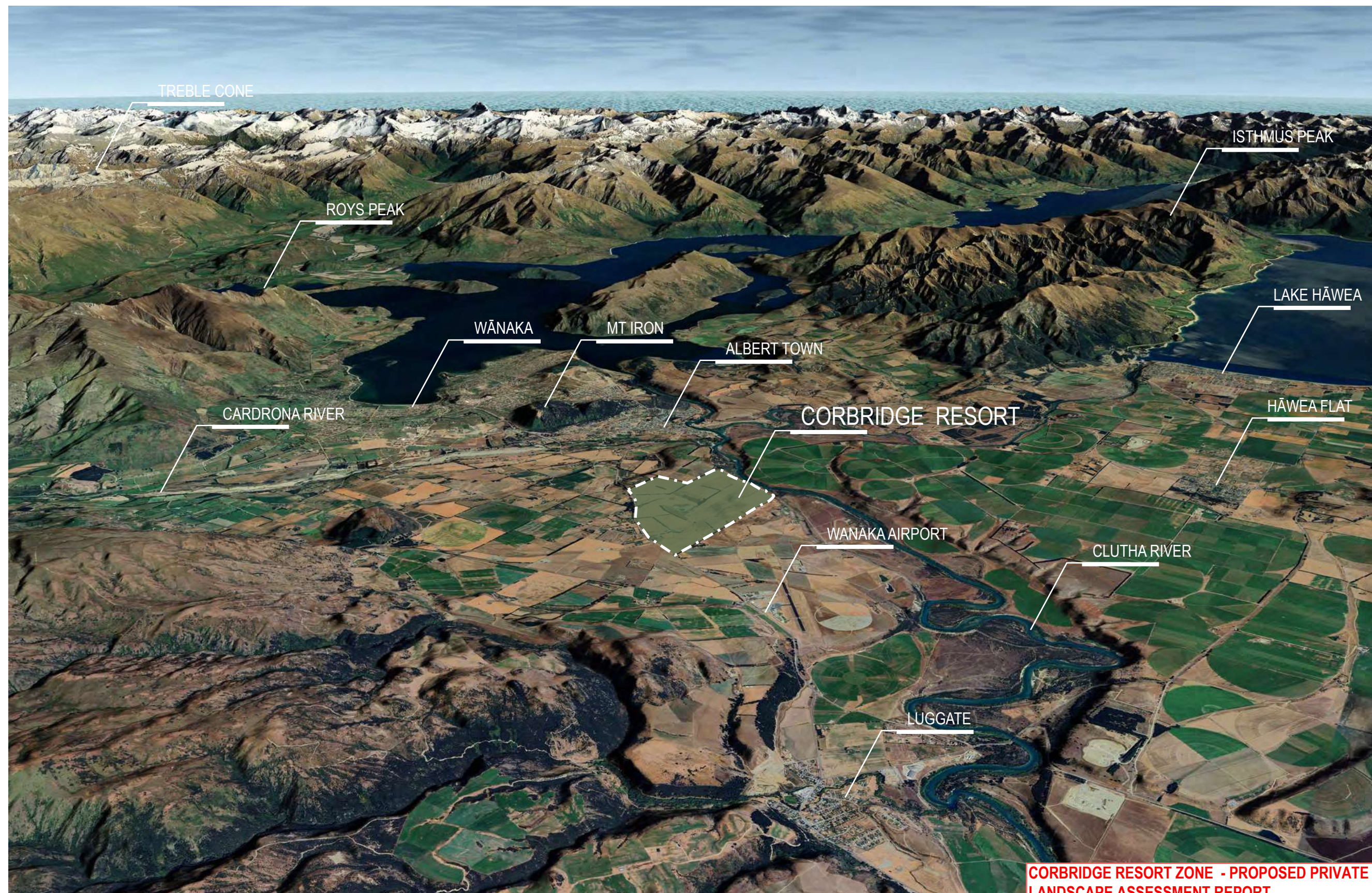
1. Proposed structure plan
2. Baxter Wider Context Plan
3. Baxter Site Context Plan
4. Plan of Consented Silverlight Development FTC00027
5. Plan of Consented Corbridge Downs Development RM120572
6. Photograph from Mount Iron Lookout
7. Baxter Design Visualisation Package



STRUCTURE PLAN KEY

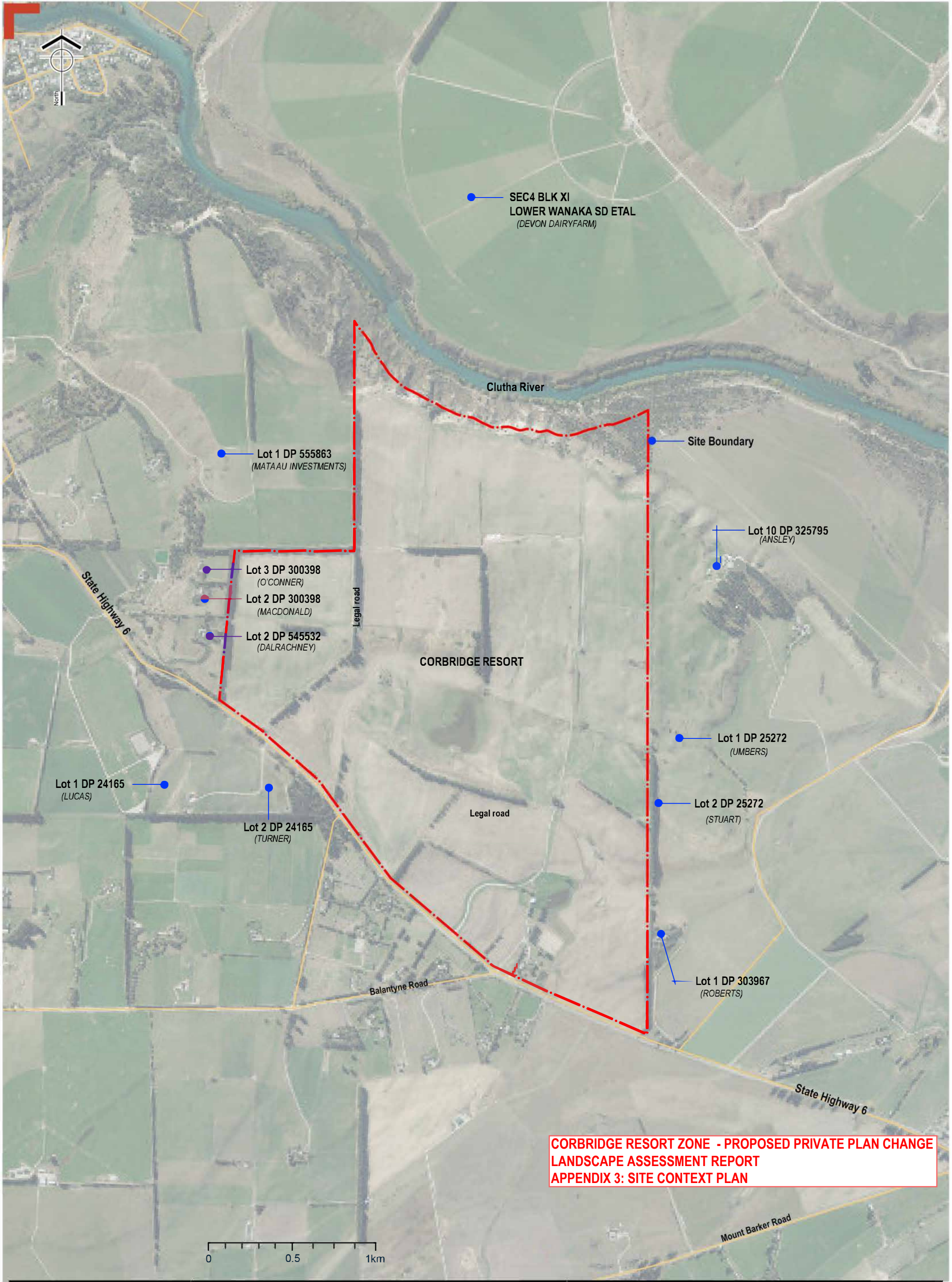
	Landscape Amenity Management Areas	
	Indicative Primary Access Road	
	Indicative Cycleway / Walkway	
	Vegetation to be retained	
	Activity Area Landscape Protection	12.703 ha
	Activity Area Landscape + Ecology Protection	17.585 ha
	Activity Area Golf	204.136 ha
	Activity Area Ecology	1.4570 ha
	Activity Area Clubhouse	4.7207 ha
	Activity Area Maintenance	1.2907 ha
	Activity Area Public Amenity	1.201 ha
	Activity Area Visitor Accommodation	3.4880 ha
	Activity Area Visitor Accommodation / Residential	31.935 ha
	Activity Area Hospitality	##### ha
	Activity Area Lake	9.055 ha
	Workers' Accommodation	1.087 ha
	TOTAL SITE AREA =	329.960 ha

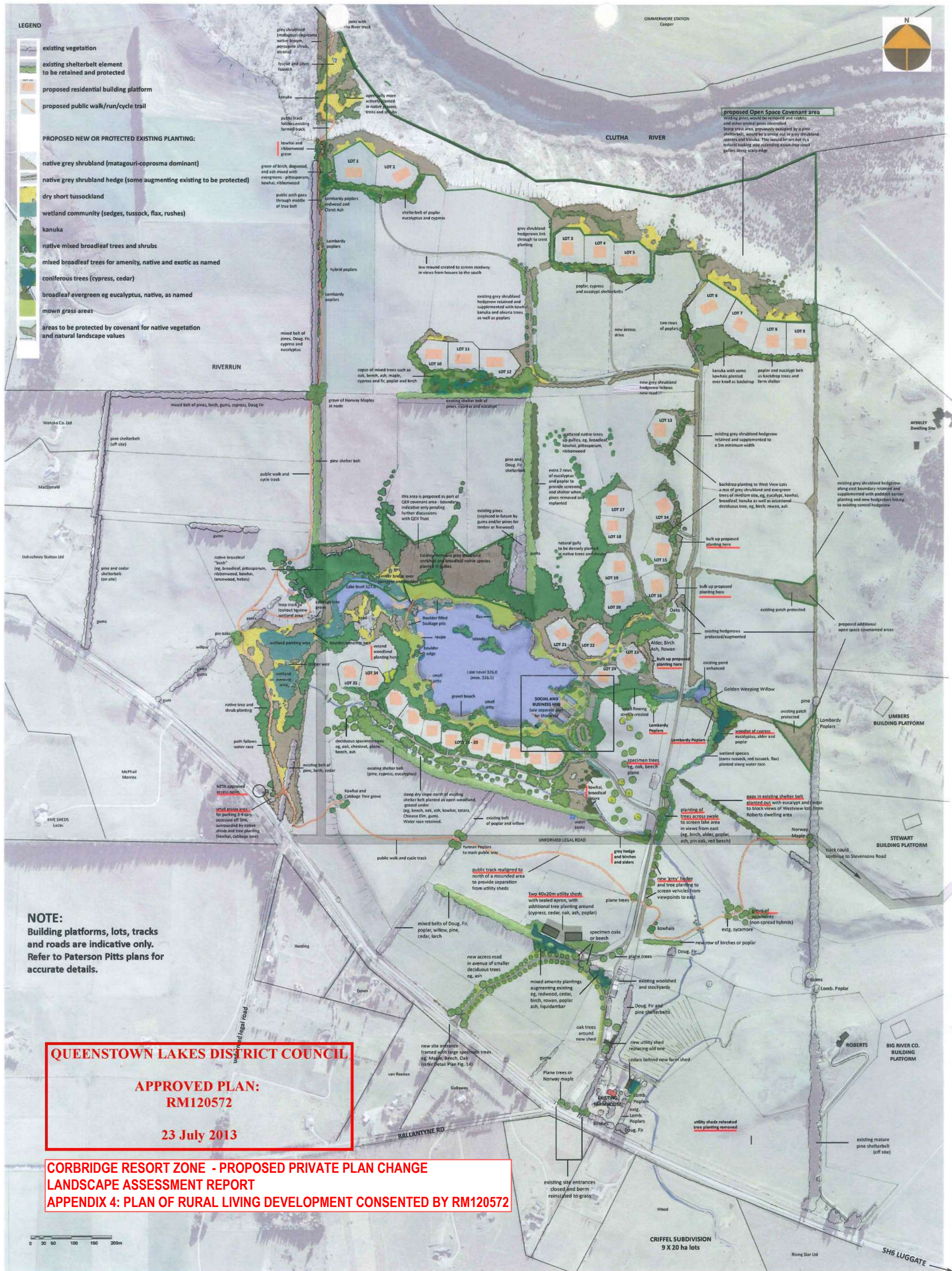
**CORBRIDGE RESORT ZONE - PROPOSED PRIVATE PLAN CHANGE
LANDSCAPE ASSESSMENT REPORT
APPENDIX 1: PROPOSED STRUCTURE PLAN**



CORBRIDGE RESORT ZONE - PROPOSED PRIVATE PLAN CHANGE
LANDSCAPE ASSESSMENT REPORT
APPENDIX 2: WIDER CONTEXT PLAN



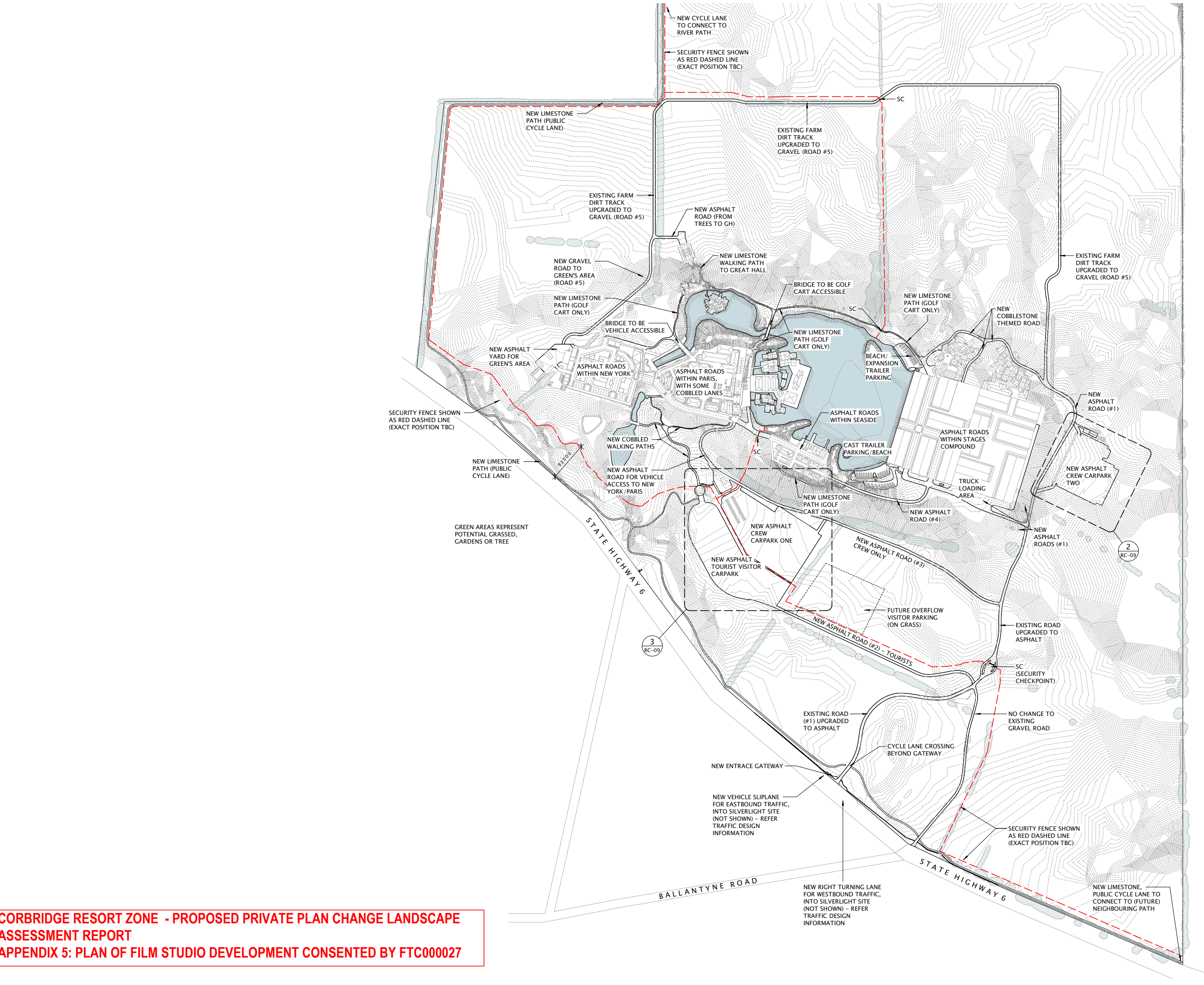




**Fig. 10 LANDSCAPE MASTERPLAN
CORBRIDGE DOWNS**

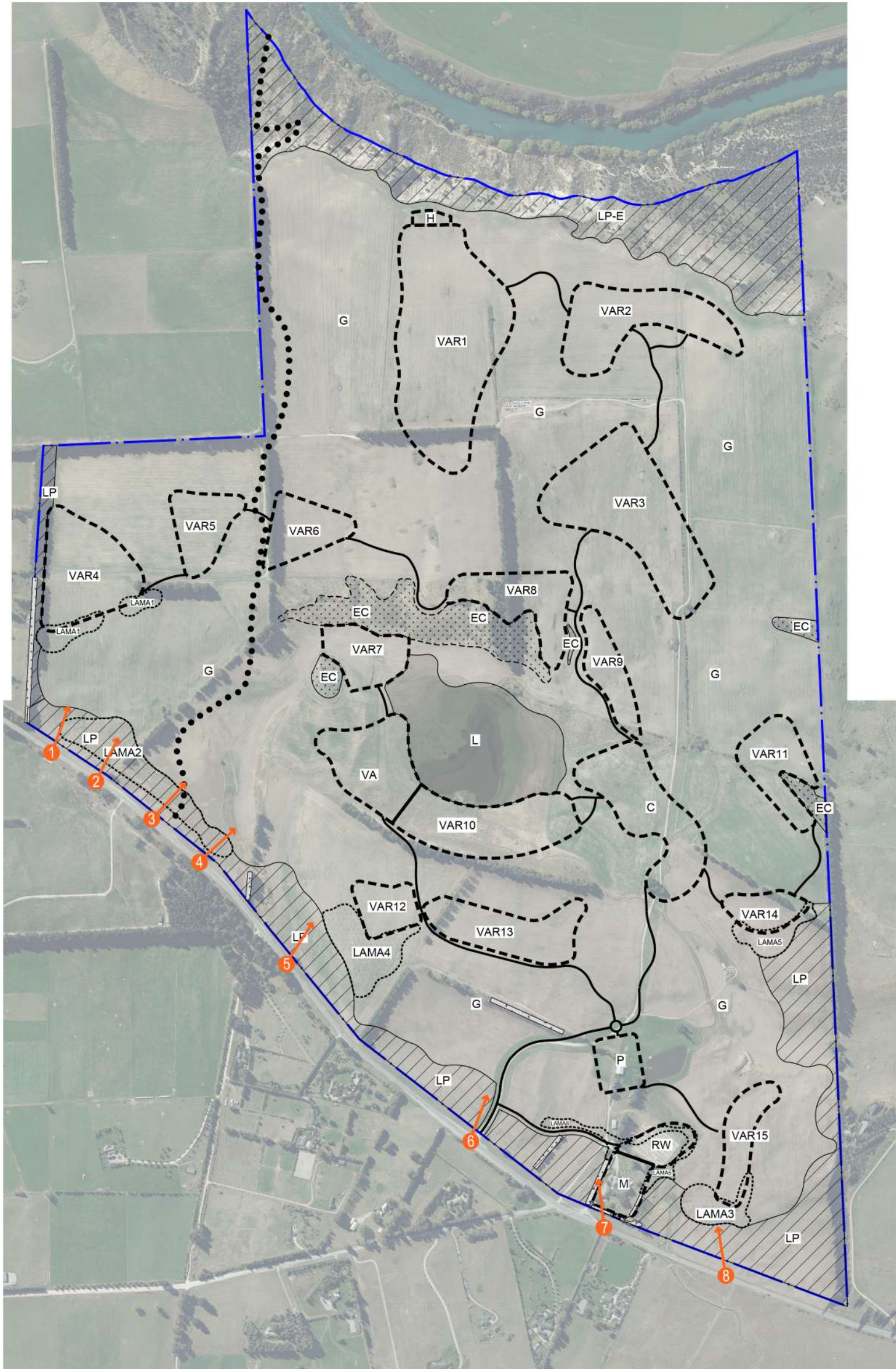
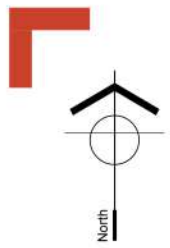
PLAN REF. 200.LP01A
amendments shown by red underline

MAY 2013

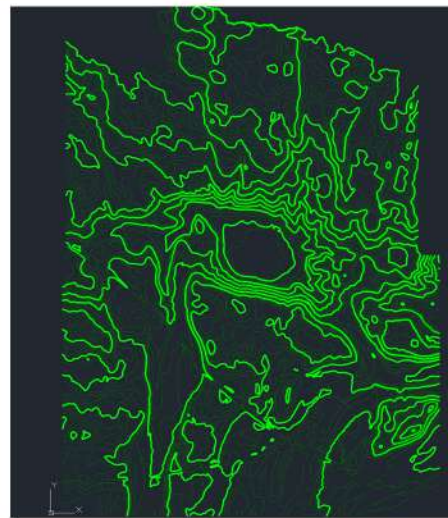




Panoramic photograph from the public lookout at the summit of Mount Iron, looking towards the subject site. The extent of the visible ground plane within the subject site has been shaded in red. This photograph is a stitched image taken with a 50mm focal length, configured to approximate a human field of view from a fixed point.



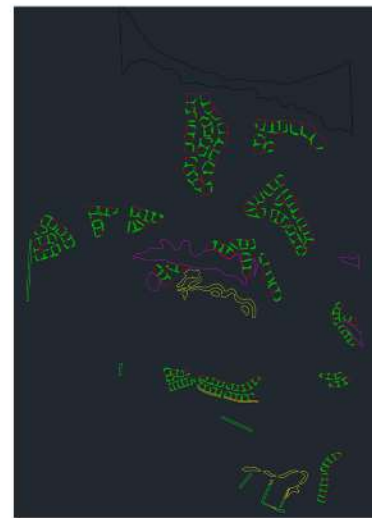
CORBRIDGE RESORT ZONE - PROPOSED PRIVATE PLAN CHANGE LANDSCAPE ASSESSMENT REPORT - APPENDIX 7: VISUALISATION DOCUMENT



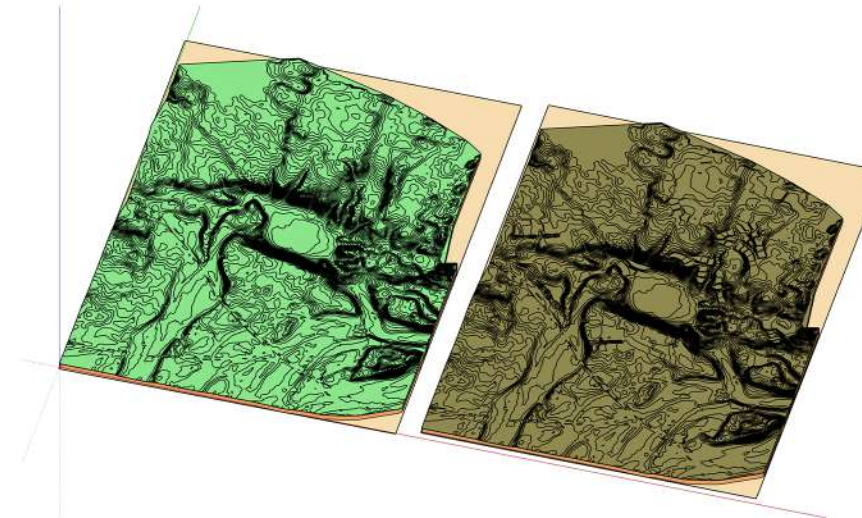
1 Existing contours



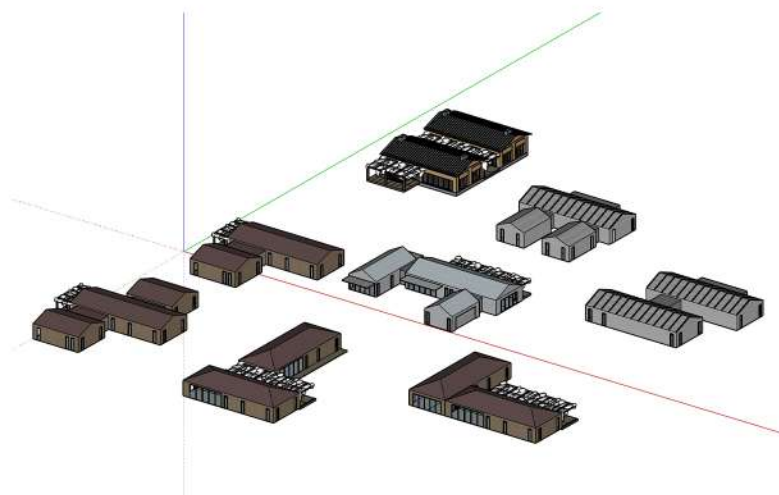
2 Proposed contours drawn in AutoCAD



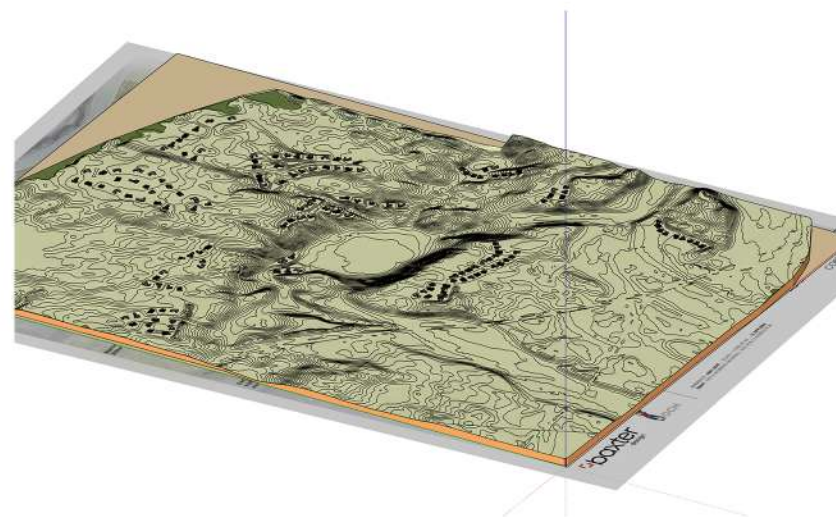
3 Existing vegetation to retain and proposed planting as well as indicative lot planting outlines drawn in AutoCAD



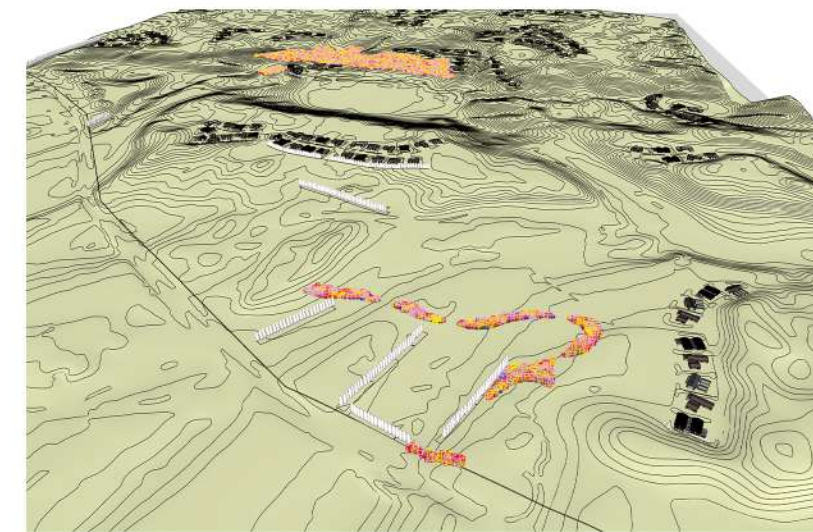
4 Contours exported from AutoCAD to SketchUp and made into a terrain mesh then overlaid on top of each other



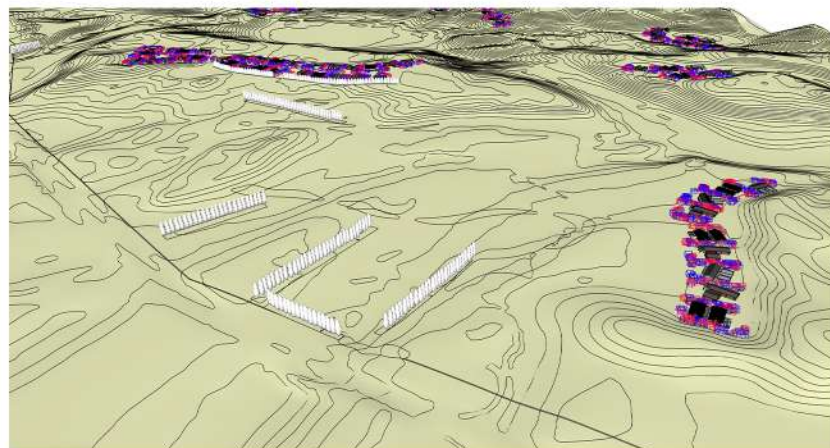
5 Indicative housing modelled based on proposed design controls



6 Indicative housing placed accurately onto terrain using baseplan, lot boundaries and contours for reference



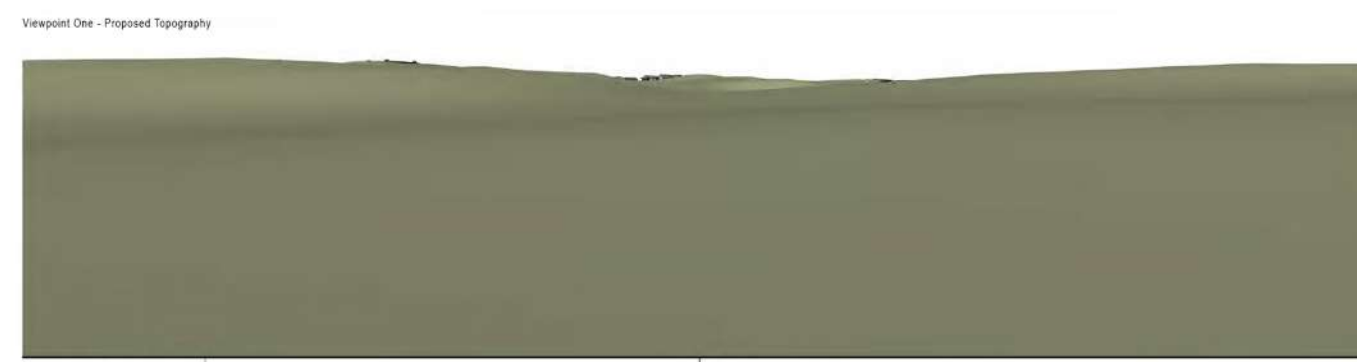
7 Existing vegetation outlines and proposed planting outlines from AutoCad draped onto terrain mesh and modelled within these area using SketchUp extension Scatter. Proposed planting modelled after 5 years of growth - proposed shelterbelts modelled at 5-7m tall and proposed grey-shrubland 2-3m



8 Indicative grey-shrubland planting within residential lots modelled around indicative dwellings.

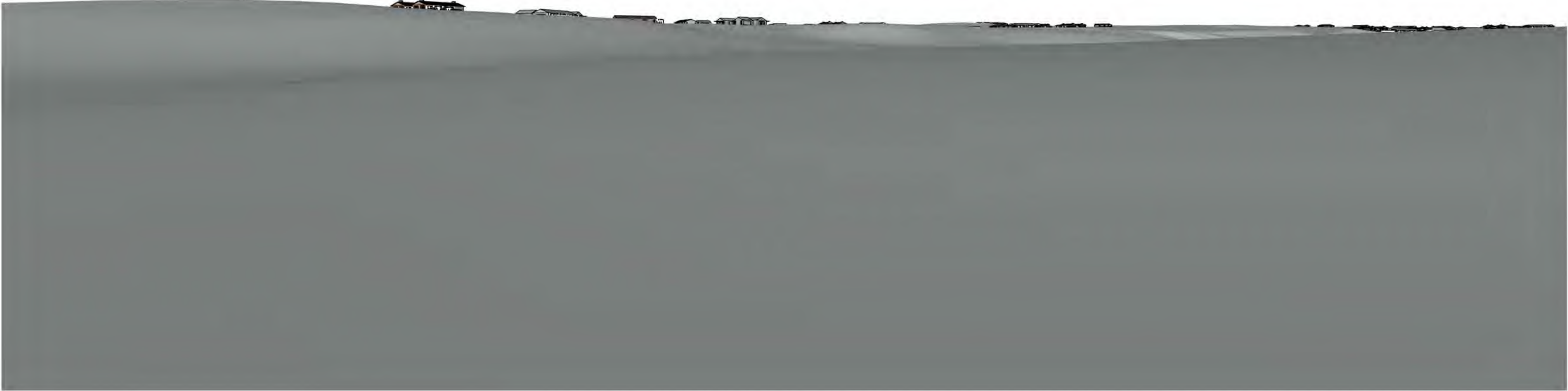


9 Specific viewpoints chosen from SH6 and rendered at a focal length of 50mm. Proposed topography overlaid with existing topography. Rendered again from same viewpoints with vegetation. Visual assesment photos taken from these same viewpoints.





Viewpoint One - Existing Topography



Viewpoint One - Proposed Topography





Viewpoint One - Panorama from SH6 - 07 July 2026



Viewpoint One - Proposed Topography





Viewpoint Two - Existing Topography



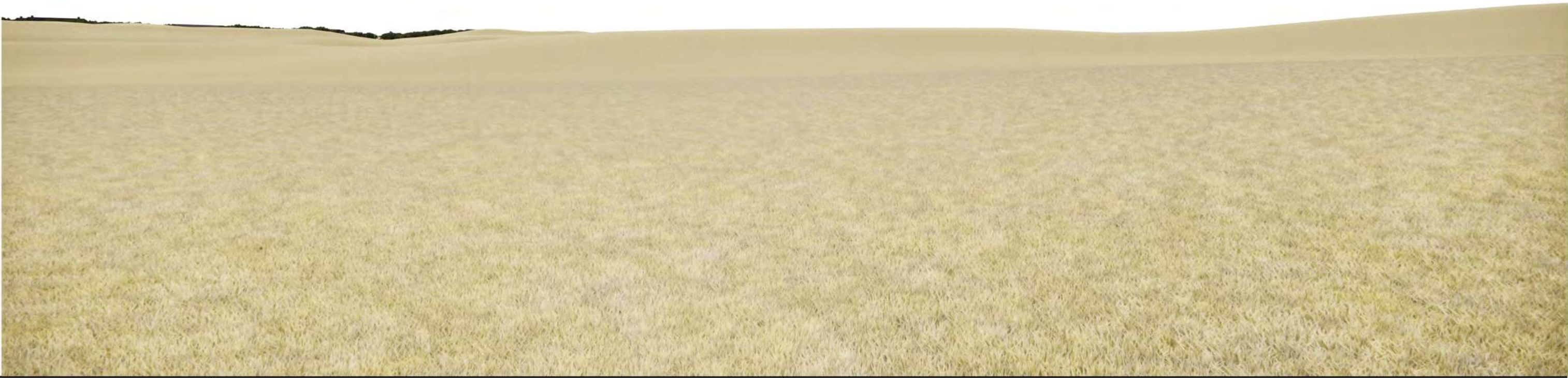
Viewpoint Two - Proposed Topography





Viewpoint Two - Panorama from SH6 - 07 July 2026

Viewpoint Two - Proposed Topography





Viewpoint Three - Existing Topography



Viewpoint Three - Proposed Topography





Viewpoint Three - Panorama from SH6 - 07 July 2026

Viewpoint Three - Proposed Topography





Viewpoint Four - Existing Topography



Viewpoint Four - Proposed Topography





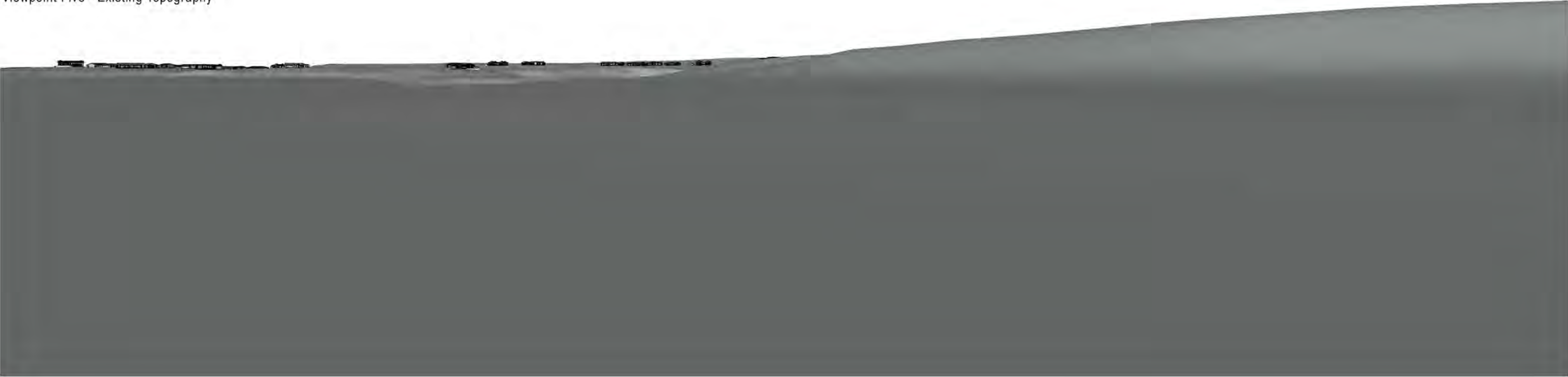
Viewpoint Four - Panorama from SH6 - 07 July 2026

Viewpoint Four - Proposed Topography

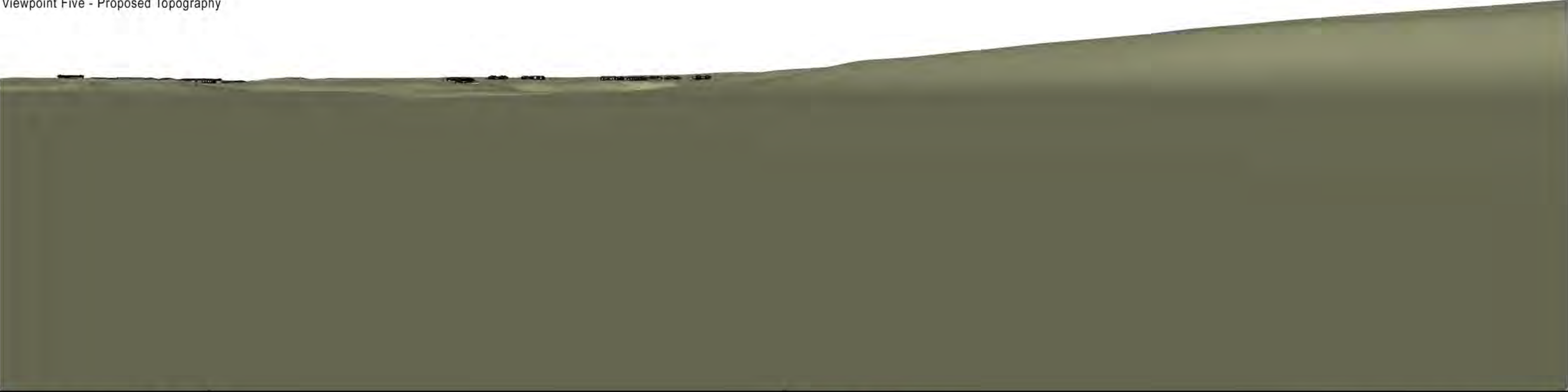




Viewpoint Five - Existing Topography



Viewpoint Five - Proposed Topography





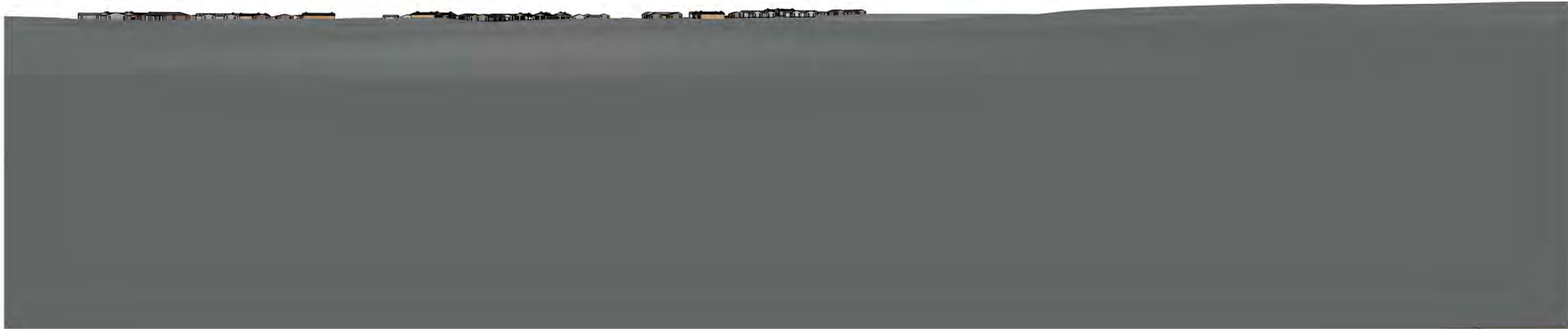
Viewpoint Five - Panorama from SH6 - 07 July 2026

Viewpoint Five - Proposed Topography





Viewpoint Six - Existing Topography

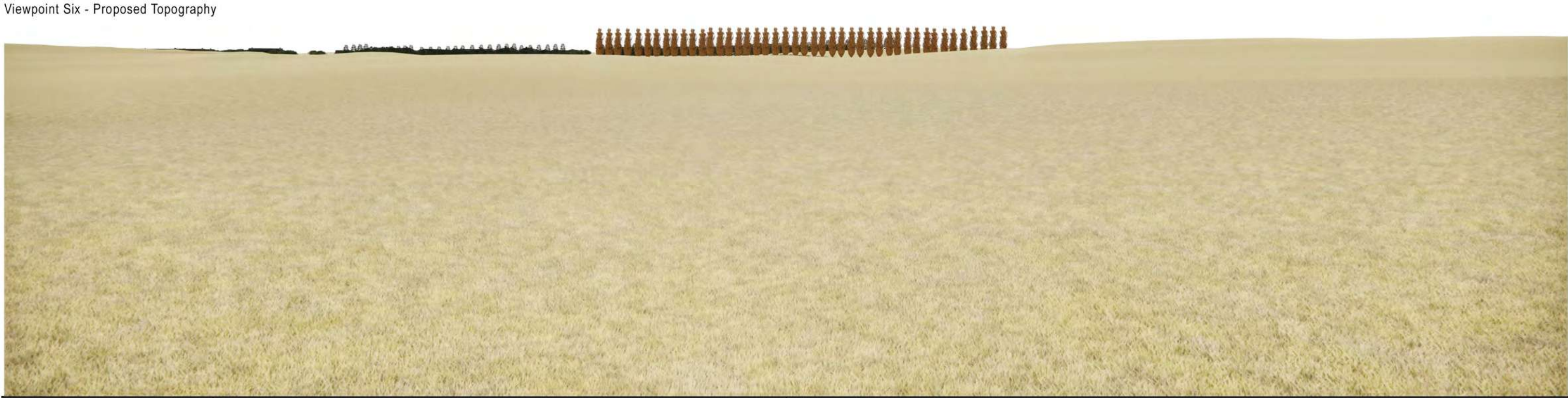


Viewpoint Six - Proposed Topography





Viewpoint Six - Panorama from SH6 - 07 July 2026



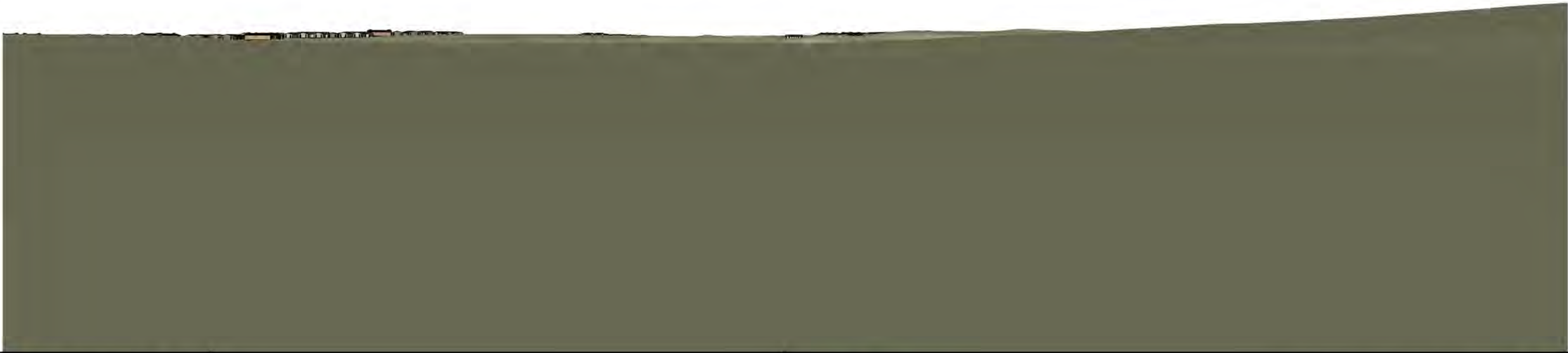
Viewpoint Six - Proposed Topography



Viewpoint Seven - Existing Topography

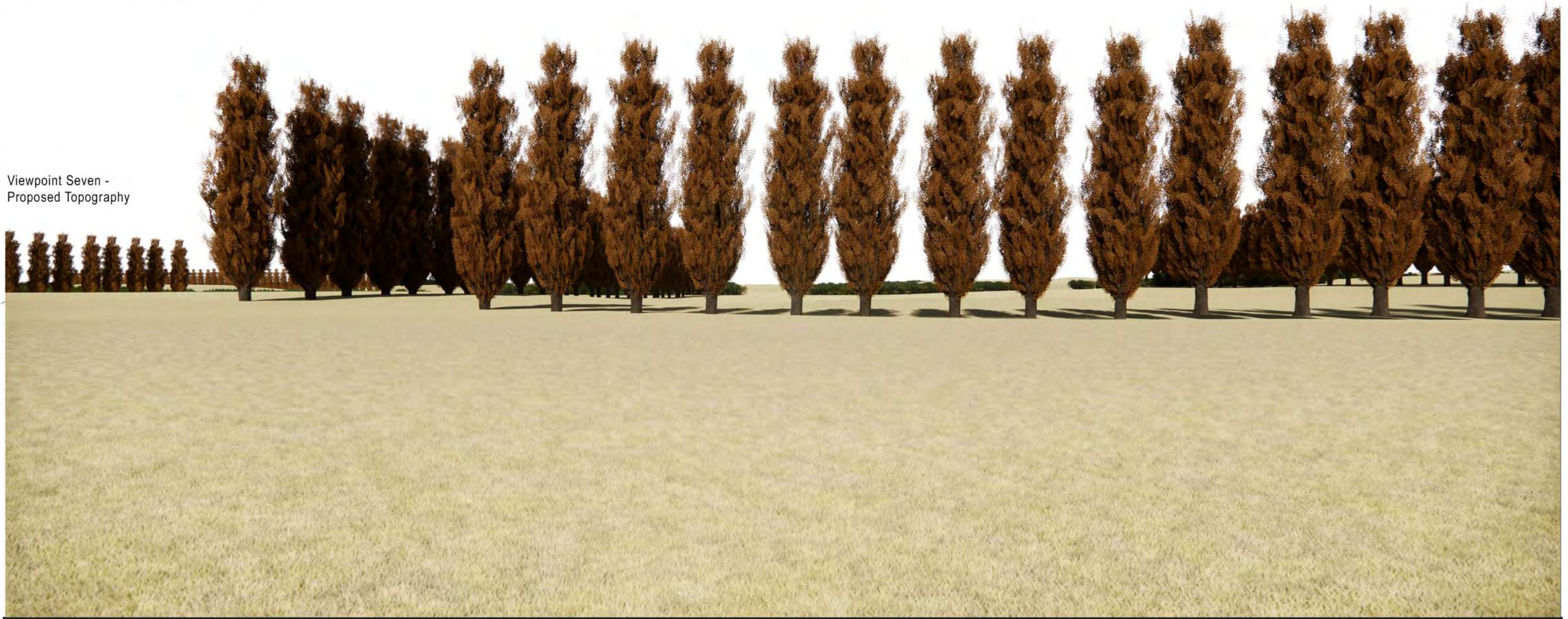


Viewpoint Seven - Proposed Topography





Viewpoint Seven - Panorama from SH6 - 07 July 2026



Viewpoint Seven -
Proposed Topography



Viewpoint Eight - Existing Topography



Viewpoint Eight - Proposed Topography





Two Point
Perspective

Viewpoint Eight - Proposed Topography





Viewpoint Eight - Panorama from SH6 - 07 July 2026

Viewpoint Eight - Proposed Topography

