



OFFICE MEMO

FILE REF: Proposed Plan Change
TO: Alyson Schuler
FROM: Rebecca Ramsay (Landscape Architect)
DATE: 27.06.2005
SUBJECT: The Kirimoko Block - Wanaka

INTRODUCTION

1. The following report provides landscape assessment in relation to a proposal to change the zoning of an area of land in Wanaka. The piece of land (referred to as the Kirimoko block) is currently zoned Rural General and I have been asked to assess the landscape effects of changing the zoning.
2. The following report is an amended version of a preliminary report I originally wrote in December 2004. My assessment now takes account of: the Peninsula Bay Environment Court decision; a site visit carried out on the surface of the lake; additional plans and information provided by the Kirimoko block land owners; and finally a site visit to look at the area currently covered in trees with a potential "upper limit of development" marked on site.
3. Appendix 1 shows the site in the context of surrounding zoning and development. The site encompasses the northern half of a rough amphitheatre like land form that has Aubrey Road as its central axis and generally looks out towards the west. At the eastern periphery of the site are steeper slopes with rolling topography becoming gradually less steep toward Rata Street.
4. At the edges of the Kirimoko site, topography slopes up to the north and east before going over the top of the 'amphitheatre walls'. A variety of land use occurs at the four boundaries all at differing stages of development. To the west are established dwellings, to the north and north east are open paddocks, some kanuka and pine tree plantations and to the south and south east is low density and rural residential development respectively.
5. The site is currently covered in rank pasture with a pine tree plantation in the north east corner. Some small stands of Kanuka and some pines are the only other notable vegetation. Kirimoko Crescent forms a roughly u-shaped road through the site that connects Aubrey Road to Rata Street.
6. The character of the majority of the site is currently rural with no prominent buildings and a pastoral cover. The site comprises 13 lots all under different ownership. Consent was granted in April 2000 (RM990756) that created 12 lots, each with a residential building platform, and the formation of Kirimoko Crescent. A further subdivision was approved for Lot 8 of RM990756 creating an additional building platform that has since been developed for residential use (RM010376).
7. Only 1 of the 13 properties has been developed for residential use with a school site currently being developed in the south west corner. The remaining majority of the site appears as one large

pastoral property. The permitted baseline however provides for rural living on the site with 13 lots ranging in size from approximately 2ha to around 7ha. Within each lot there is provision for a dwelling, accessory buildings and associated curtilage, which would significantly alter the character of the Kirimoko block.

8. The site is in the ownership of 13 landowners who have worked together to create a subdivision concept plan¹ that could enable comprehensive residential development of the site should the zoning of the land change to enable residential use. This assessment is based on Version 2 of the Concept Plan (attached as Appendix 2).
9. I am familiar with the site and the surrounding Wanaka area.
10. My assessment is structured as follows;

Introduction

Landscape Category

Analysis - District Plan considerations

- The concept plan
- Effects on character of the rural landscape/wider Wanaka area
- Effects on amenity values in the immediate vicinity
- Map indicating the ability of the site to absorb change based on potential landscape effects.

Conclusion

LANDSCAPE CATEGORY

11. The C180/99 landscape decision² did not classify the landscapes of the Wanaka area. Since that decision there have been a number of cases heard by the Environment Court determining the landscape category of some parts of the Wanaka area.
12. A 75.484 area of land that sits between the northern boundary of the Kirimoko block and Lake Wanaka to the north (the Peninsula Bay land) was recently the subject of Environment Court proceedings. The decision (C010/2005) made a finding that the Peninsula Bay land is a visual amenity landscape with the top of the steep banks down to the lake near the northern boundary being part of the outstanding natural landscape that includes Lake Wanaka³.
13. Part 4.2.4.3 of the District Plan⁴ includes the following statement with regard to visual amenity landscapes:

Each landscape in the second category of visual amenity landscapes wears a cloak of human activity much more obviously – these are pastoral or Arcadian landscapes with more houses and trees, greener (introduced) grasses and tend to be on the district's downlands, flats and terraces. The extra quality they possess that brings them into the category of 'visual amenity landscape' is their prominence because they are:

- *Adjacent to outstanding natural features or landscapes; or*
- *On ridges or hills; or*
- *Visible from public roads; or*
- *A combination of the above.*

14. The Kirimoko block is located adjacent to land that has been classified by the Court as visual amenity landscape (VAL). I consider the site forms a part of the VAL for the following reasons:
 - The character of this land contained in the Rural General Zone is consistent with a pastoral amenity. The site has a very similar character to the Peninsula Bay land to the north with undulating landform and pasture cover.

¹ 'Concept Plan Kirimoko Block'. Prepared by Patterson Pitts Partners Limited, dated August 2004.

² Environment Court Decision C 180/99 - Wakatipu Environmental Society v's The Queenstown Lakes District Council.

³ Environment Court decision C010/05, page 31, paragraph 139.

⁴ Queenstown Lakes District Council Partially Operative District Plan referred to as the 'District Plan' for ease of reference.

- The site and wider rural landscape includes rolling topography associated with the edges of Lake Wanaka. The landscape (including the site) contains ridges and hill slopes that are at times highly visible and prominent from various viewpoints around Wanaka.
- The ridge line that runs along the eastern boundary of the site is part of a larger land form that forms part of a natural backdrop to residential Wanaka as viewed from the Lake to the west.
- Mount Iron (an outstanding natural feature) is located approximately 800m to the south east of the site. Lake Wanaka is approximately 800m to the west of the site and 1km to the north.
- Although the development of 13 rural living properties could alter the character of the site to a character more akin to Rural Living zones, the site is part of a wider rural landscape that while modified by human activity, retains a predominantly natural, pastoral appearance.

ANALYSIS

District Plan considerations

15. In considering the effects on landscape and amenity values associated with the proposed zone change, I have used the following sections of the District Plan. Although there are many more, I consider the following to be most relevant to my assessment. I have not addressed each objective or policy specifically but these matters are considered more generally throughout my report through the process of assessment.

"Part 4.2.4.5

Objective:

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

Policies:

1. Future Development
- ...
4. Visual Amenity Landscapes
6. Urban Development
7. Urban Edges
8. Avoiding Cumulative Degradation
9. Structures
- ...
17. Land Use⁵

"Part 5.2

Objective 1 – Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Objective 3 – Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.⁶

The concept plan

16. Kirimoko Crescent cuts through the site connecting Rata Street to Aubrey Road resulting in an element of urban character that appears contrary to the pastoral character of the site. Although the site could change considerably from its current character due to approved consents that have not yet come to fruition, zoning of the site for residential use will obviously significantly alter the character of the site from rural to urban.
17. The first 'concept landscape plan' was prepared to indicate the type of development that the landowners of the Kirimoko block envisaged. The plan showed low density residential use of the western, lower elevations of the site, with the upper elevations as large lots that required further consideration.
18. The proposed subdivision plan appears to place a good deal of emphasis on providing for a high level of streetscape amenity with street trees on all roads and pedestrian needs considered in

⁵ The District Plan, Part 4.2.5, Sections 1, 4, 6,7,8,9,17. Pages 4-9 – 4-13 dated March 2004.

⁶ The District Plan, Part 5.2, Sections 1 and 2, pages 5-2, 5-3, 5-4. dated March 2004

some detail. Connectivity to existing and proposed streets and public access has been addressed.

19. Kirimoko Crescent is currently formed through the site. The road was formed by cutting down into the landform which has resulted in high banks on either side of the road in some areas. The ability to re-grass and/or plant these banks should be carefully considered if roads are to be formed throughout the subdivision in a similar manner. In addition, providing space for footpaths, services, drainage and planting, needs to be considered prior to constructing the road, as steep banks like those existing on site can become a serious constraint in terms of providing for streetscape amenity.
20. In addition to the original plans, a concept plan was produced that indicated where the land owners consider an appropriate place for an upper limit to development within the site may lie. The proposed upper limit demarcated where they considered the new Rural General zone boundary could be located. This line traverses the south west facing slope very roughly following the 370m contour line to meet the northern boundary at the 362m contour and the eastern boundary at around the same level.
21. The concept plan also indicated where the ridgeline of the site sits and where there should be a 2000m² lot size restriction. The landowners had carefully considered reasons as to why the lines indicated on the concept plan should be as they propose which can be summarised as follows:
 - Existing vegetation and the long term management of that vegetation.
 - Land form, in particular the part of the site that forms part of the ridge that continues north and south of the property and is a prominent feature of the Wanaka landscape when viewed from the Lake to the west.
 - Visibility of the site.
 - Effects on and location of existing residential areas and development.
22. On May 4th I again spent time on the site and was presented with a new plan (attached as Appendix 2) indicating some amendments to the original plans. This most recent proposal includes the following aspects:
 - A rural general zone boundary below the ridge line that runs through the north eastern corner of the site.
 - The existing dwelling and an additional proposed building platform within the rural general zone.
 - An area adjacent to the Peninsula Bay land that is noted "area where development will be subject to additional assessment criteria".
 - An area of 2000m² allotment size along part of the eastern boundary.
 - A variety of private covenants to control future residential development (building design and associated landscaping) within any areas of Low Density residential zoning.

Effects on character on the rural landscape/wider Wanaka area.

23. The effects of the change in landscape character are relatively confined in extent due to the topography of the site and surrounding landscape. In saying this however, when viewed from the Lake and from Wanaka Mount Aspiring Road, the site is part of a wider landscape that is more readily visible as part of the backdrop to residential Wanaka.
24. Appendix 3 is a photo taken from in the vicinity of Ruby Island on Lake Wanaka. This photo shows the land form that stretches out to the north of Wanaka town centre. It is possible to see a dwelling in the photo relatively high on the slope to the left of a block of pines. This is the existing dwelling that sits near the northern boundary of the site approximately mid way along the northern boundary and near the 370m contour. This dwelling is well above any of the residential areas of Wanaka. The pine trees closest to the Lake at the right of the photo are the pines at Eely Point.
25. When viewing the site from the Lake it is not until one passes around Eely Point that it is possible to see the site in context with the ridge shown in Appendix 3. Between Wanaka township and Eely Point, topography, vegetation and existing residential development obscure views towards the Kirimoko Block unless a viewer is well out into the lake. When north of Eely Point the site becomes more readily visible, again however, when close to the shore existing residential development obscures most views of the site.

26. Travelling north of Eely Point and far enough out on the lake that the site can be seen, the landscape context of the site becomes more apparent. When viewing the site as shown in Appendix 3 (i.e with the site directly east or slightly to the north east) parts of the site are clearly part of the more natural, rural looking high ground above residential Wanaka. As one changes view angle however, the impression of the context of the site changes as I will explain.
27. If further north of Eely Point the viewer was to look at the site facing more towards the south east, the site appears to be in the foreground of residential development of the Scurr Heights/Minaret Ridge area with further residential development of the Beacon Point Road area below the site. In addition, houses in the Rural Residential zone at the top of Aubrey Road are visible above the site. From this perspective, residential development on the lower elevations and on the higher slopes of the south eastern corner of the site may appear entirely appropriate as it would appear surrounded by residential development.
28. If however, a viewer looks at the site from the lake and focuses more on the view towards to north east, the vista includes all the high ground and rural land above residential Wanaka of which the site appears a part. In the photo in Appendix 3, the residential areas of Scurr Heights and Minaret Ridge and Beacon Point Road are obscured by the trees on Eely Point and parts of the site clearly appear more a part of the elevated rural land. Development within and below the trees on the Kirimoko Block may appear (when viewed from this angle) to encroach on the natural landform that forms a backdrop to the township.
29. The Peninsula Bay decision considered the effects of providing for rural residential development (with additional specific controls to further restrict development) on the eastern boundary of the Peninsula Bay property. This area can be seen in the Appendix 3 photo and is roughly the area where there is a transition between pasture and green vegetation, which also coincides with a steepening of slopes up to the east. This area was described as "Area 2" in the Peninsula Bay development plans. The Environment Court concluded the following with regard to the appropriateness of development in Area 2;
- "We accept that the development provided for elsewhere on the site than in Areas 2 and 5 would not have significant adverse landscape and visual amenity effects. However, we do not accept that the potential effects of development in Areas 2 and 5 would or could be adequately or appropriately avoided, remedied or mitigated by the controls on the height, bulk, location or appearance of buildings, nor by requirements to retain vegetation"*⁷
- "... Area 2 is part of the VAL, and development would be visible from public places, and affect the naturalness of the landscape. We find that both areas (Area 5 and 2) are vulnerable to change and neither is capable of absorbing the development the variation would provide for."*⁸
- And goes on to state;
- "...find that the development provided for by the variation in Areas 2 and 5 would have significant effects on landscape and visual amenity values."*⁹
30. Area 2 of the Peninsula Bay site includes the larger eastern most lots that meet the northern boundary of the Kirimoko Block as indicated on the Kirimoko Concept Plan. I consider that given the Courts findings with regard to the inappropriateness of development on these parts of the Peninsula Bay land, development at this elevation on the Kirimoko land would also be inappropriate.
31. This would indicate that the "further restriction area" as drawn on the May 4th plan (where it meets the northern boundary) is in a location that could be considered consistent with the findings of the Court in terms of an upper limit for residential use that provides for protection of landscape values. The upper limit for residential development as accepted by the Environment Court within the Peninsula Bay land meets the northern boundary of the Kirimoko Block at approximately the 345m contour line.
32. The line as indicted on the Version 2 concept plan begins at the 345m contour at the northern boundary then travels around the slope within lots 9 and 8b rising to meet the lot 8a boundary at

⁷ Environment Court decision C010/05, page 33, paragraph 148.

⁸ Ibid, page 33, paragraph 152.

⁹ Ibid, page 34, paragraph 155.

the 350m contour. I believe the upper limit line should in fact continue around the slopes of Lots 9 and 8b at the 345 contour. While use of a contour line could be considered a somewhat arbitrary form of defining an upper limit for development, the landform within Lots 9 and 8b is an open rounded slope that does not have the distinct change in slope and vegetation patterns as seen on the Peninsula Bay land. Cues for defining an appropriate upper limit can not be readily taken from vegetation patterns and topography within Lots 9 and 8b but must be considered at a wider contextual scale in terms of consistency with upper limits on adjacent land and logical connections as seen from more distant views of the site where the importance of the natural landscape as a backdrop to existing and future residential development is more readily appreciated.

33. The landform that includes lots 8a, 8b and 9 is visible as an apron of land spreading down beneath the existing dwelling within Lot 8a to meet the existing residential development off Rata Street. Development of the slope must be limited so as to appear consistent with the upper limit of development of the Rural Residential zone on the eastern boundary of the Kirimoko Block. The upper slopes of the Kirimoko Block could retain a suitable level of visual amenity as a backdrop to residential development should a zone boundary be drawn along the 345m contour within lots 8b and 9.
34. Continuing the line around through lots 8a, 7 and 6, some different constraints must be considered. Where the line crosses from Lot 8b to 8a there is a small steep gully. This is the first of a series of gullies that run down the south west facing slopes of Lots 7 and 6. This landform is not as open and prominent as the previously described "apron" slope within Lots 8a, 8b and 9.
35. The continuation of the upper limit of residential development through lots 8a, 7 and 6 could rise to the 350m contour without appearing inconsistent to the 345m contour within Lots 8b and 9. I consider this appropriately maintains the visual amenity values of the higher ground for the following reasons:
 - Containing development below the 350m contour will ensure large scale earthworks will not be required to build within the steeper parts of the gullies that run down the slopes of Lots 7 and 6. This will retain part of the natural landform of the higher ground within the site.
 - Residential development up to this line will be consistent with the previously approved building platforms within Lots 7 and 6 (both centred at approximately the 345m contour).
 - The 350m contour meets the eastern boundary of the Kirimoko Block at approximately the same elevation of the highest dwelling within the neighbouring Rural Residential zone skirting below a small area of Kanuka.
 - Development retained below this line will maintain the natural character of the upper, pine covered slopes that form part of a larger landform that continues north all the way to the lake edge.
 - From distant views the pine covered slope cuts back from the more prominent slopes of lots 8a, 8b and 9 which will mean residential use could be 5m higher on the slope without appearing inconsistent with the line at 345m to the north.
36. As discussed previously the Kirimoko land is different to the Peninsula Bay land in that there is consent to subdivide the land into 13 allotments with a building platform on each (with a more recently approved school within Lot 1) and parts of the property are adjacent to existing residential development to the east, south and west.
37. It is my opinion that within the south eastern corner of the property, residential development could be provided for without a significant impact on the visual amenity values associated with the natural landform. In this area there is already an upper limit to development established with some large dwellings on the ridgeline where Aubrey Road turns into Anderson Road. Development in this area would appear as "infill" rather than "creep" up the slopes when viewed from a distance and looking toward to south east. The primary issue within this area will be with reverse sensitivity issues between the existing rural residential development and any future residential development of the adjacent Kirimoko block land rather than strictly adverse effects of wider landscape character.
38. As discussed previously, the site forms part of a landform that faces west with rising topography on all sides except down to the west. There is a slight ridge that slopes up to the east near the northern boundary of the site with the Peninsula Bay land falling slightly to the north and the Kirimoko land falling slightly to the south. I consider this ridge (previously described as an

“apron”) a sensitive part of the site in that it is a transition between the site and the paddocks that stretch out to the north all the way to the Lake edge.

39. Within this part of the site (to the west of the existing dwelling within Lot 8a), it is very difficult to determine where a line for an upper limit of residential development should traverse this slope. There is no distinct change in land form (as there is on the Peninsula Bay land), nor is there any distinctive vegetation patterns. While there are small scale changes in slope across and down the slope, in looking at the photo attached, it is difficult to discern any significant changes from distant views.
40. I do not consider low density residential development right up to the northern boundary to be a suitable response to landform. Had development been approved as was proposed on the Peninsula bay land then the treatment at the northern boundary could have been a reflection of development permitted on that site. As no development was approved, the natural landform should be used to contain development within the lower elevations of the site as viewed from the lake and roads to the distant west. The proposed concept plan recognises the difficulty with the northern boundary and for this reason has included an area where future development might be subject to some sort of restriction to control building to a greater extent than low density residential zoning.
41. Regardless of view angle, the lower part of site is not visible from the lake as the elevation of the site drops below or is at same level as existing development between the site and the lake edge. It appears that all of the land below roughly the 330m contour on the site is not visible from the lake, although the exact extent of visibility may need to be confirmed through building poles as there are few natural reference points on the site to correlate with contours on a plan. It is possible to say with certainty however that there is a significant portion of the site that could accommodate low density residential development without adversely affecting the wider rural landscape character.
42. I was able to carry out an assessment of the proposed zone boundary line (as shown on the Version 2 plan) through walking between pegged points on the ground and roughly connecting a line. Trees within the forest were also marked. Within the forest it is clear that the proposed line is a considerable distance from the ridge that runs through the north eastern corner of the site. It is my understanding that the contour information has somewhat limited accuracy as surveying amongst trees is difficult; however, the contours appear to generally translate to what is on the ground.
43. From the eastern boundary the proposed zone boundary traverses the slope past a small gully than rises slightly to include an area of shallower sloping ground, before following along below a very steep slope. The site has areas that slope evenly up to the north east and more varied slopes where a series of gullies run down the slope. These undulating parts of the site (see photo 1 below) are very similar to parts of the Peninsula Bay land in that there are distinct across slope undulations that complicate the south west fall of the land.



PHOTO 1: undulations across the site looking south east from the tree line with Scurr Heights in back ground at right of photo.

44. I have described in detail above, where I believe the upper limit of residential development should be located within the site.
45. The most recent plan provided by the Kirimoko Group shows a building platform located within Lot 7 in an area that is to be zoned Rural General. I consider this site not to be particularly

appropriate for future residential development due primarily to the elevation of the site up the slope. While it may be possible to construct buildings within the proposed building platform that do not break the ridgeline behind, the dwelling could appear as an anomaly to any future "upper limit" to residential use. The proposed building platform would be readily visible from Lake Wanaka unless the trees around the platform site were retained. It is my understanding that the existing trees will at some stage be removed.

46. The approved building platform within Lot 7 appears to be considerably lower on the site than the proposed platform (around 30m in elevation). The proposed Rural General boundary appears to exclude all of the building platforms previously approved under the original 12 lot subdivision of the property which is consistent with the previous consent. The proposed zone boundary is however, higher up the slope through Lots 6 & 7 with the area where design controls are proposed within Lots 9 and 8B also higher than approved building platforms.
47. It is obviously very difficult to carry out an assessment of effects of potential residential development within the trees from distant views as the marking on the tree trunks to represent the proposed zone boundary is not visible. On the ground, however, the line appears to follow changes in slope where possible and provides for the retention of a large area of Rural General land beneath the ridgeline. I maintain, however, that lowering the line as discussed in paragraphs 31-35 above will be more consistent with direction from the Environment Court and the context of existing development while maintaining the visual amenity values of the upper slopes of the site.
48. In terms of visual and physical containment of residential activity, the site provides an opportunity to expand residential Wanaka without degradation of the wider rural landscape. As discussed, the site is part of a landform that forms a west facing basin that is only visible in its entirety from areas within that basin (described in the next section of this report) and from more distant views from Lake Wanaka (and the shore) and further to the west.
49. The current zone boundary appears to be somewhat arbitrary with the Kings Drive area having a very similar landform to the site yet being developed for residential use. Moving the zone boundary out to the north with upper limits established to protect the natural ridge and landform, not only appears to make sense on the planning maps but more importantly, when living in or driving through the area would not appear contrary to existing land use patterns.
50. When within the Aubrey Road residential area the site appears to be at the edge of residential Wanaka. Residential and Rural Living development has the potential to appear to surround the site as the existing zoning and approved subdivision becomes developed. The site is used as a park area by residents in the area rather than farmed in a traditional sense although the land is private property. It is not until one drives up over the crest of Aubrey Road (travelling east) into the Rural Residential area or when the site is viewed from farther a field (west of Wanaka and the Lake) that one gets an appreciation of the landscape context where the site is part of a wider rural landscape.
51. Significant changes to the landscape character in the area around the site will occur in the near future. The development of the recently approved school at the corner of Aubrey Road and Kirimoko Crescent and the ongoing development of the Kings Road/Scurr Heights residential area will all result in the area in the vicinity of the site developing a stronger urban aesthetic. The Kirimoko block could be developed in conjunction with ongoing development so as to appear as part of the urban fabric of Wanaka while retaining a strong edge to the township that does not compromise the natural landform of the more prominent upper slopes of the site.
52. It will be important to consider the future management of the "balance" Rural General land within each lot should the proposed zone change include retention of rural areas. I am aware of a case where low density residential subdivision occurred within a property (that was split zoned) and resulted in a fairly small area of Rural General land that they then sought to obtain further residential subdivision and land use consent on the grounds that it was not suitable for any practical rural use. It may be that the same situation could occur within the Kirimoko Block with the balance areas of Rural General land on lots 6, 7, 8b and 9 being subject to subsequent application for a building platform or further subdivision. Providing for a residential building platform within each lot that can be assessed along side the comprehensive development of the site could be considered.

Effects on the amenity values in the immediate vicinity.

53. The immediate vicinity can be generally described as the areas that lie adjacent to or overlook the site. These areas are generally in the vicinity of the following roads;
- Kings Drive
 - Totara Terrace
 - Aubrey Road
 - Rata Street
54. It is my understanding that the details of any future subdivision of the property (should the zone change occur) will be subject to a resource consent under the new zone. The Kirimoko Block land owners have, however, developed a very conceptual plan of subdivision to indicate how they see future development of the site. I comment on this below in order to raise issues with future residential development while being aware that a future subdivision consent will be required that could be a different plan.
55. Low density development of the site will result in a significant impact on the current outlook from the residential area to the south (around Kings Drive). The area to the south is a relatively new area of development with many new houses and empty sections. Many of the dwellings within that area are oriented towards both the west, where views of the lake can be obtained, and to the north, toward the sun and the Kirimoko land.
56. The owners of property in the Kings Drive area may have had an expectation that their rural vista would be retained due to Rural General zoning. Residential zoning will result in a significant departure from their expectations of land use in that area. Opportunities to ensure a high number of street trees are planted and retention of existing native vegetation within the Kirimoko Block will help mitigate visual effects of future residential development and retain a small part of the sites natural character.
57. The proposed 'Landscape Concept' for the initial stage of the subdivision appears to incorporate a high number of street trees and green spaces. It is my understanding that this plan could be inserted into the District Plan to provide certainty that the subdivision is developed in a comprehensive manner should the zoning change. The plan does not seek to maintain the small patches of kanuka within the site.
58. It is my understanding that the lot owners intend to include a range of covenants to control any future residential development to a greater extent than would occur with Low Density Residential zoning. I believe it would be beneficial to control roof and exterior cladding materials and colours as proposed by the lot owners so as to help reduce the prominence of any future residential development. The natural landscape setting of residential areas in our district is recognised as important and yet there is little control over the appearance of residential buildings in urban areas. This zone change may enable a greater level of control that will reduce the prominence of a new urban area in the interim period while vegetation becomes established.
59. The initial stages of the subdivision as shown on the concept plan make good use of the more low lying topography, with a logical extension to existing residential areas and good connectivity with the existing road framework. The development of the more elevated areas of the site stands to affect the views of residents to the south more than the initial stages lower down the slopes.
60. Residents on the eastern side of Rata Street currently enjoy living next to a large area of open, green space. The proposed structure plan shows a strip of 'buffer planting' along the boundary of the site and the Rata Street residences. The updated Concept Plan proposes a 5m building setback/buffer. I am unsure if planting is proposed within the buffer or if it is to be simply a building setback. Any buffer area would need to be carefully designed so as to provide a reasonable degree of noise and visual buffer while not excessively shading Rata Street property.
61. An alternative to a buffer strip may be provision for larger lot sizes at the Rata Street boundary with building areas nominated within the larger lots set well back from the Rata Street residences. This will however mean that something more complicated than a simple zone change would be required to ensure the intended outcomes as indicated on any concept plan came to fruition. Retaining a strip of Rural General zoning may be a simpler method of retaining some of the rural amenity values currently enjoyed Rata Street residents, however this could result in pockets of

arbitrary zoning that may simply be developed in the future as a continuation of the Low Density zone.

62. As discussed, the Peninsula Bay Environment Court Decision raised concerns over visibility of development on the upper slopes of the landform that is a backdrop to residential Wanaka as viewed from the wider landscape out to the west. The proposed plan has been amended to ensure the future development of the Kirimoko site that is not contrary to the findings in the Peninsula Bay decision, although I believe the proposed building platform within Lot 7 must be deleted and the location of the Rural General zone line across the slopes requires amending.
63. In recognition that some of the land within Lots 8b and 9 is visible from the lake and the difficulty in drawing a logical "line" across the slope, an area that is recognised as being more sensitive in landscape terms has been marked on the plan. The Kirimoko Block land owners believe that this area could be subject to further design controls, building restrictions (location and bulk) and landscaping requirements that ensure future housing is not prominent as seen from the Lake and from the shore at Eely Point.
64. As discussed above, I consider that in order for the character of the upper slopes of the site to be suitably maintained, it would be better to lower the zone boundary line to a well thought out location as discussed previously, rather than rely on a more complicated "buffer area" with additional rules and assessment matters.
65. The final area for consideration is the north eastern corner of the site and the eastern boundary of the site that sits adjacent to land zoned Rural General and Rural Residential. It is my understanding that the land to the north (currently covered in pines) is owned and managed by Ngai Tahu. Ngai Tahu did not make submissions in relation to the Peninsula Bay Variation proceedings. It appears that the site is being used for forestry purposes which residential zoning would be unlikely to affect (in terms of the ability to continue to grow trees), with future lot owners buying property adjacent to an established wood lot.
66. The QLDC water supply tank sits at the most north eastern corner of the property, just over the ridge. Development within the Kirimoko Block would not affect the use and operation of this tank. It is my understanding that there is a 10m easement running along the eastern boundary of the Kirimoko Block where infrastructure associated with the water supply is buried. This will result in any future building within the Kirimoko Block being set back a minimum of 10m off the eastern site boundary providing a greater setback than would be required under residential or rural residential zoning.
67. A 10m building setback will help retain a greater level of amenity value for existing property owners to the east, especially as future lot owners are likely to build as high on the slopes as possible to obtain the best views. Providing for larger lot size along the eastern boundary of the site (where adjacent to the Rural Residential zone) will also help retain a higher level of rural amenity than smaller low density residential development right up to the boundary. Larger lot sizes could either be created through a minimum lot size requirement (as proposed) or through a different zone (i.e a continuation of Rural Residential zoning into the Kirimoko Block).
68. Mountain bikers use a range of tracks through the area of forest on the property. It is my understanding that the use of the land for mountain bikers is through the good will of the lot owners. There may be the opportunity to formalise this access as part of the variation process which would be a positive effect of any zone change.
69. The Rural General zoned landscape to the east appears to be over the ridge and is not visible from within the site due to the pine trees (unless standing at the top of the site), therefore it appears physically more separated from the site. Residential use of the Kirimoko block could be developed in a manner that would have little effect on the landowner to the north east through use of some type of buffer planting and/or building setback to ensure residential activity does not impact on practical farming use and rural amenity. As discussed previously however, it is most likely that any residential development of the north eastern corner of the site will not be appropriate due to the effects on visual amenity values and natural landform when viewing the site from the lake and landscape further west.
70. There are eight Rural Residential lots along the eastern boundary that currently overlook the site. Views from that elevation are generally dominated by the spectacular lake and mountain views out

to the west rather than the immediate area of residential Wanaka and the Kirimoko land. In addition, the Rural Residential zone has a minimum lot size of 4000m² which provides for each lot to maintain a degree of rural amenity internally rather than relying wholly on a wider rural aesthetic. The owners of these properties may have had an expectation that the Kirimoko land would retain a rural amenity consistent with current zoning.

71. The most recent concept plan includes an area of 2000m² lot size along the part of the eastern where the site sits adjacent to the Rural Residential zone. This lot size coupled with the 10m easement constraint could enable a transition between the existing Rural Residential zone and any future low density residential development and preserve more of the rural amenity values provided by the site in its current state.
72. It is my understanding that there was to have been some type of public access near the eastern boundary of the site to connect to the Ngai Tahu Block to the north. This no longer forms part of the Kirimoko block landowner's proposal. I consider public access could be a positive effect associated with a zone change. This access could occur through future streets or over specially created easements. Use of suitably designed streets may enable better retention of privacy for property owners that could end up adjacent to a cycleway easement.

Site map indicating ability of the site to absorb future residential development.

73. Attached as Appendix 4 is a map of the site indicating areas of the site that I consider to be more sensitive due to landscape values. In summary I consider the southern half and most of the western half of the site are better able to contain an increase in residential density without significant effects on wider rural landscape values and without compromising the natural landform that forms a back drop to residential Wanaka as seen from the Lake and areas further a field to the west.
74. The conceptual lines on this map were drawn through consideration of changes in topography, visibility of parts of the site from distant views, vegetation patterns, and the location of existing approved building platforms.
75. Appendix 5 is a more refined version of my concept plan that indicates how I believe a future zone change could occur that would enable suitable retention of the visual amenity values of the site within the wider context of both urban and rural landscape character.

CONCLUSION

76. This report considers the potential effects on landscape and amenity values associated with changing the zoning of an area of land known as the Kirimoko block. The land is currently zoned Rural General and I consider the site to form part of a visual amenity landscape.
77. The site currently appears, when viewed from the immediate vicinity of the site, as a somewhat isolated area of disused pasture and forestry planting at the periphery of urban Wanaka. The site is topographically contained by rising topography to the north and east with urban development to the west south and west. The rural landscape to the north east is visually and physically separated to some degree by established pine planting and topography, as experienced when in close proximity to the site.
78. The effects on the wider character of the landscape will be well contained as described above, except as seen from Lake Wanaka and areas to the west where the site is visibly continuous to the rural landscape that lies to the north and north east of Wanaka. Development of the upper elevations of the site has the potential to affect the natural landform that forms a backdrop to residential Wanaka.
79. I consider development as indicated on my plan attached as Appendix 5 will be in keeping with the recent Environment Court decision, will maintain the amenity value of the more prominent parts of the site and will provide a strong urban edge to Wanaka. The following requires additional consideration in terms of appropriate planning tools to resolve issues raised by the landowners and discussed within my report:

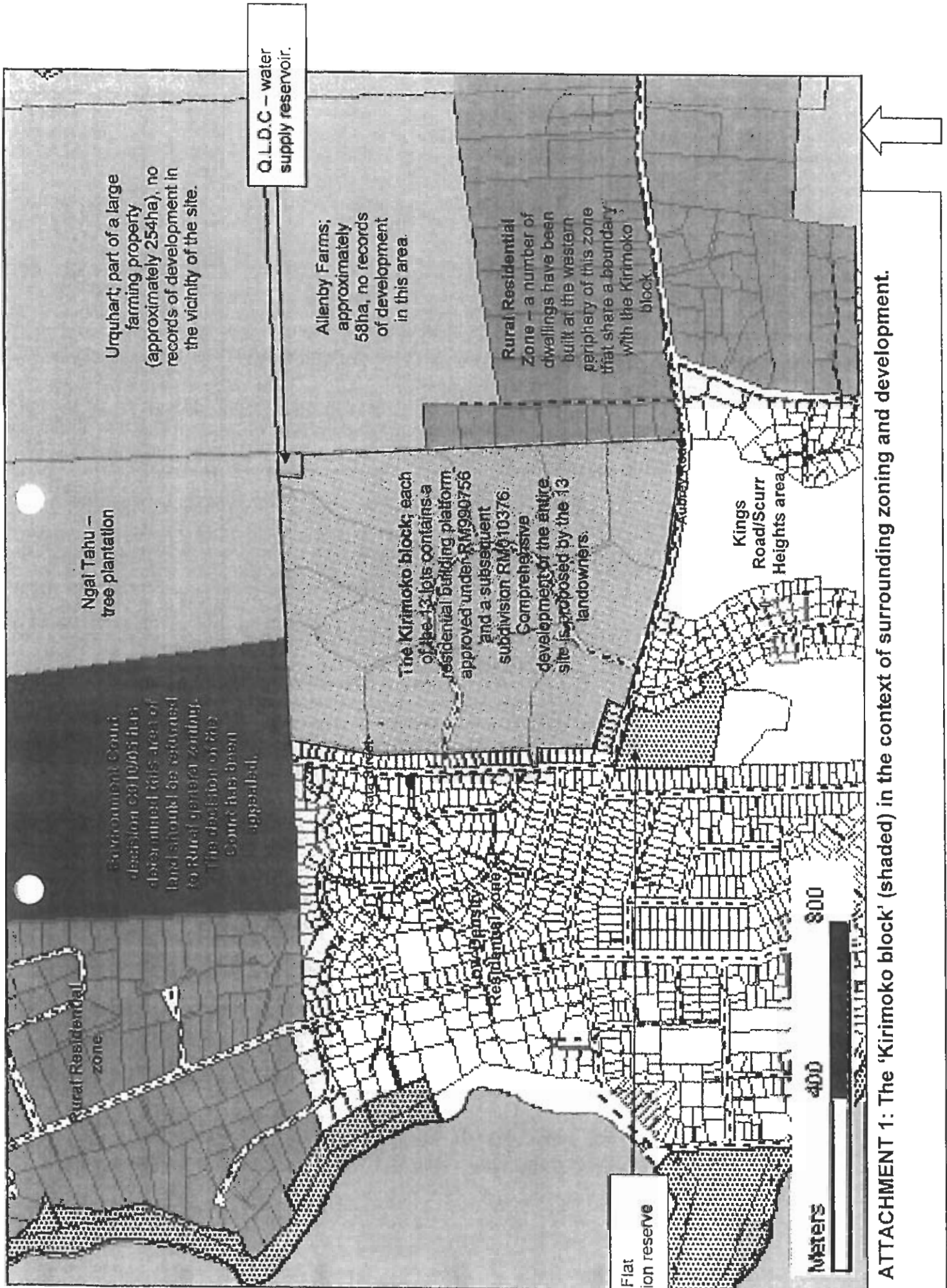
- Clarification of the potential for formalised public access.

- Clarification of the ongoing maintenance of the rural land within the area retained as Rural General zone.
 - Streetscape and residential amenity issues for future subdivision.
 - The ability to impose further building design control in addition to existing low density residential zone provisions.
 - Treatment of the interface between the proposed zone boundary and adjacent zoning/existing use.
80. From immediately adjacent properties there will be issues with reverse sensitivity with existing property owners that had an expectation of what would occur at their boundary on an area of land zoned Rural General. Residential zoning will obviously result in a significant change to the character of the site. In order to maintain some of the existing amenity values these residents enjoy (in particular the Rata Street residents) mechanisms to provide for suitable noise and visual buffers and building setbacks will need consideration.
81. For residents who overlook the site, structural streetscape planting and building design controls over and above the normal low density residential zone requirements will help soften an expansion of the urban landscape as would retention of existing kanuka and maintenance of some smaller areas of green space. These elements would need to be included in the structure plan and new planting will obviously (in the nature of a new subdivision) take time to have any significant positive effect.
82. It appears that the property owners intend to develop the area in a comprehensive manner and provide for a high level of streetscape amenity and connectivity for both vehicle and pedestrian traffic. It is my understanding that this will be subject to a future subdivision consent application but that there are mechanisms to ensure outcomes discussed by landowners could be included in a structure plan or by way of covenant so as to be included in a future consent application.
83. The proposed concept plan shows the lot and street layout on the lower elevations of the site only. I consider the upper elevations to have the greatest potential effect on the wider character of the Wanaka area due to potential visibility from areas to the west of the site and the ability to comprehensively address the connection of the site to the rural areas to the north and east.
84. I believe Low Density residential zoning of the entire site would not enable suitable consideration of existing landscape values at the interface between the new urban and existing rural areas. The 'concept plan' (version 2) has been developed to ensure rezoning of the site and future development is not in response to cadastral lines and existing boundaries but more closely aligned to surrounding land use and landscape character coupled with opportunities to use natural landform as a confining element. Refinements to the proposal as outlined on Appendix 5 and at paragraph 79 should be considered to ensure a comprehensive approach to the zone change and ensure increased residential use does not adversely affect the surrounding rural landscape.

Report prepared by

Rebecca Ramsay
LANDSCAPE ARCHITECT

**APPENDIX 1: THE KIRIMOKO BLOCK (SHADED) IN THE
CONTEXT OF SURROUNDING ZONING AND DEVELOPMENT**



Ngai Tahu - tree plantation

Environment Court decision 69/1995 has determined this area of land should be returned to Rural general zoning. The decision of the Court has been appealed.

Urquhart; part of a large farming property (approximately 254ha), no records of development in the vicinity of the site.

Q.L.D.C - water supply reservoir.

Allenby Farms; approximately 58ha, no records of development in this area.

The Kirimoko block; each of the 13 lots contains a residential building platform approved under RM990756 and a subsequent Comprehensive development of the entire site is proposed by the 13 landowners.

Rural Residential Zone - a number of dwellings have been built at the western periphery of this zone that share a boundary with the Kirimoko block.

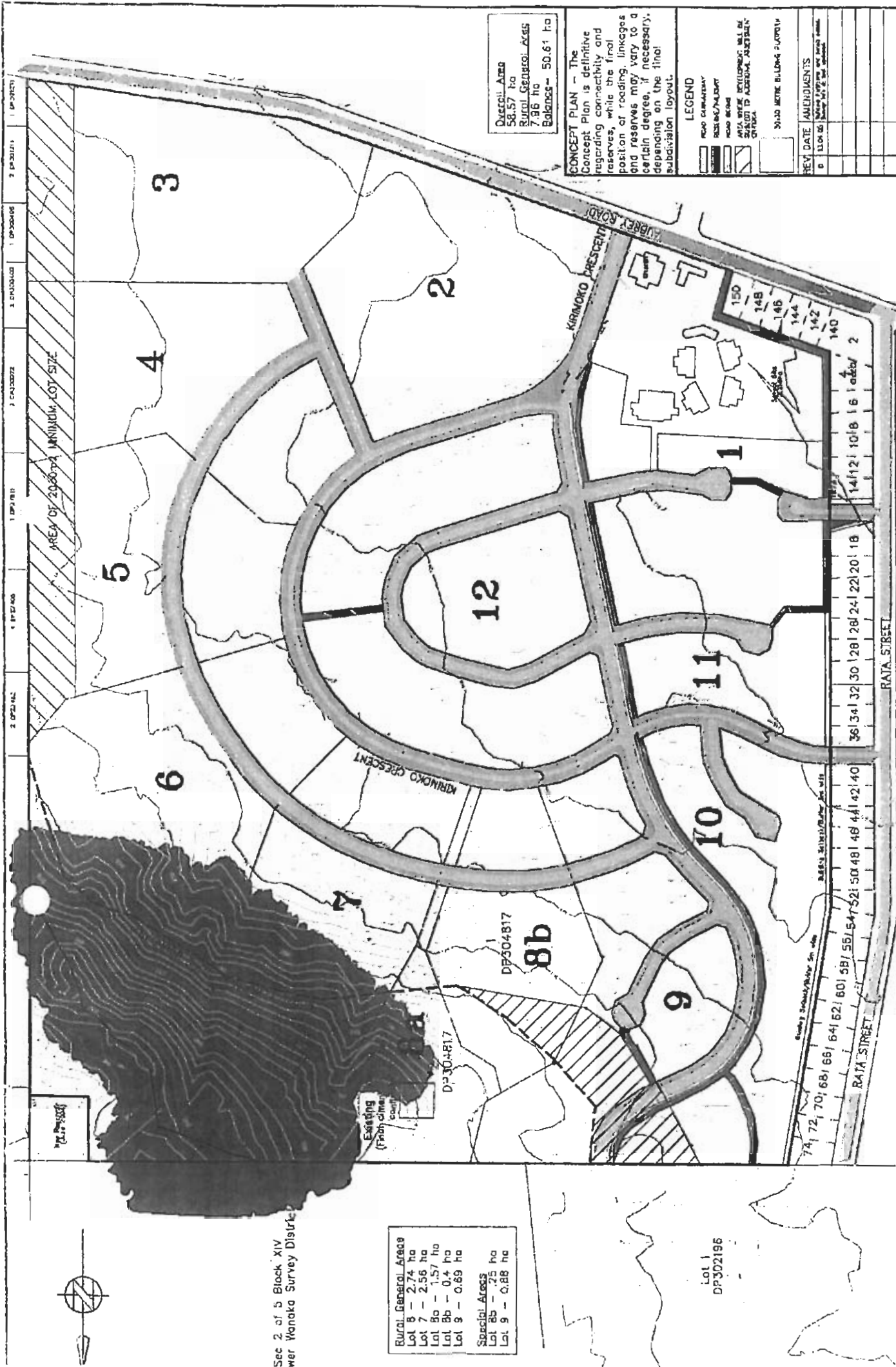
Kings Road/Scurr Heights area

Kelly's Flat recreation reserve

Meters 400 800

ATTACHMENT 1: The 'Kirimoko block' (shaded) in the context of surrounding zoning and development.

APPENDIX 2: CONCEPT PLAN 'VERSION 2'



Overall Area
 58.57 ha
Rural General Areas
 7.96 ha
Balance - 50.61 ha

CONCEPT PLAN - The
 Concept Plan is definitive
 regarding connectivity and
 reserves, while the final
 position of roading, linkages
 and reserves may vary to a
 certain degree, if necessary,
 depending on the final
 subdivision layout.

LEGEND

- ROAD CUMULATIVE
- ROADS/ALIBY
- ROAD WIDTH
- AREA WHERE DEVELOPMENT WILL BE SUBJECT TO ADDRESS ADJUSTMENT
- CHINA
- 30M METRE BUILDING PLACEMENT

REV DATE AMENDMENTS

0	13/04/05	Issue for public comment
1	14/12/10	Issue for public comment
2	10/18/16	Issue for public comment

Issue 13/04/05
 Issue 14/12/10
 Issue 10/18/16

Area: 11,100,000.00
 Date: 11/05/08
 Author: W1056
 Date: 1/07/11

1 DP302196
 2 DP302196
 3 DP302196
 4 DP302196
 5 DP302196
 6 DP302196
 7 DP302196
 8 DP302196
 9 DP302196
 10 DP302196
 11 DP302196
 12 DP302196

Sec 2 of 5 Block XIV
 Wer Waraka Survey District

Rural General Areas

Lot 8	- 2.74 ha
Lot 7	- 2.56 ha
Lot 8a	- 1.57 ha
Lot 8b	- 0.4 ha
Lot 9	- 0.69 ha

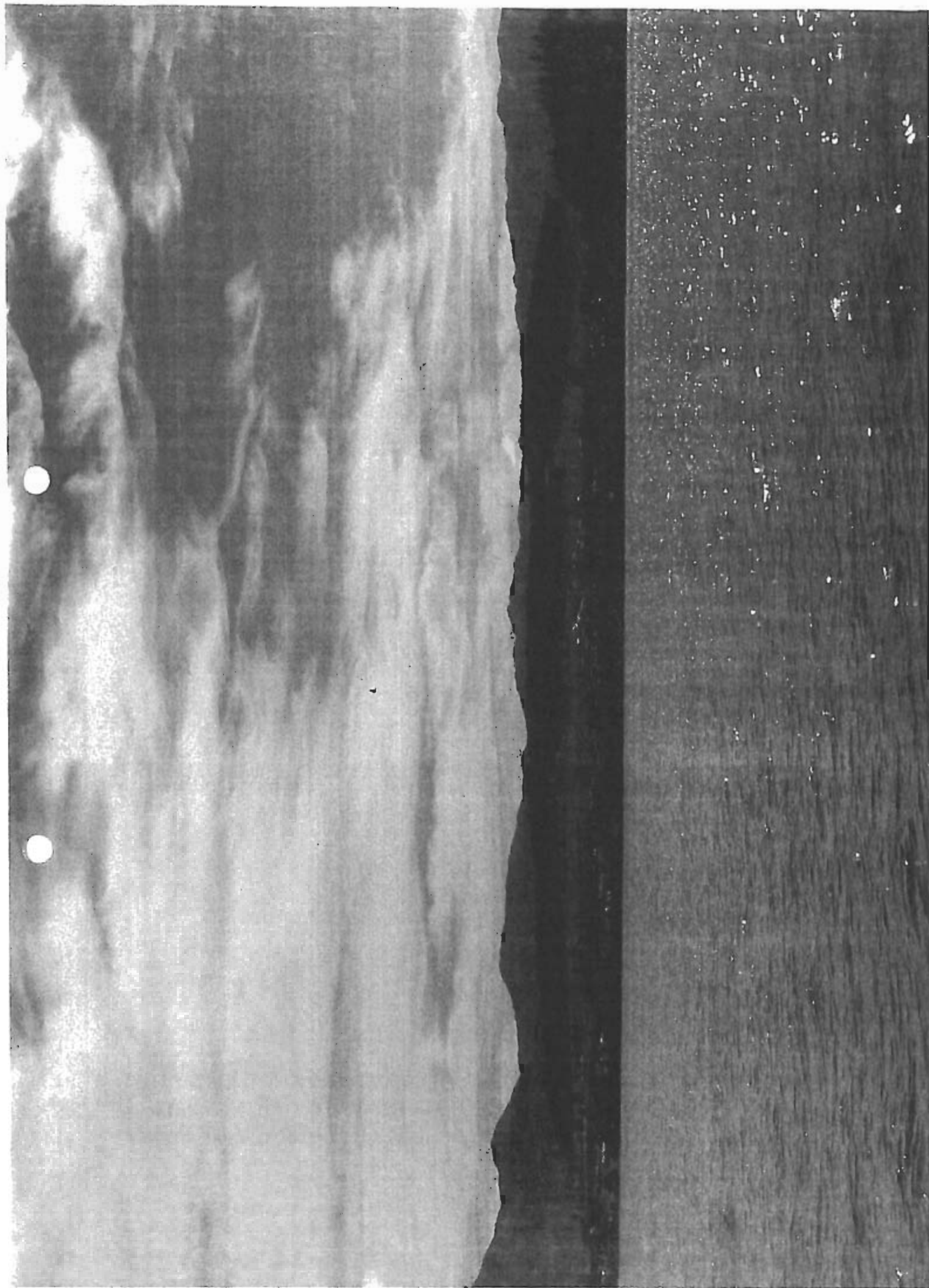
Special Areas

Lot 8b	- .25 ha
Lot 9	- 0.88 ha

CONCEPT PLAN KIRIMOKO BLOCK (Version 2)

WATSON PARTNERS Ltd.
 107 Kaitiaki, Wellington & Napier, New Zealand
 Phone: 04-488-8888 Fax: 04-488-8888

**APPENDIX 3: PHOTOGRAPH LOOKING TOWARDS THE SITE
(IN AN EASTERLY/NORTH EASTERLY DIRECTION) FROM
THE SURFACE OF LAKE WANAKA IN THE VICINITY OF RUBY
ISLAND.**



**APPENDIX 4: CONCEPTUAL MAP INDICATING GENERAL
ABILITY OF PARTS OF THE KIRIMOKO BLOCK LAND TO
ABSORB FURTHER DEVELOPMENT.**

Sec 2 of 5 Block XIV
 Ver. Wanoka Survey District

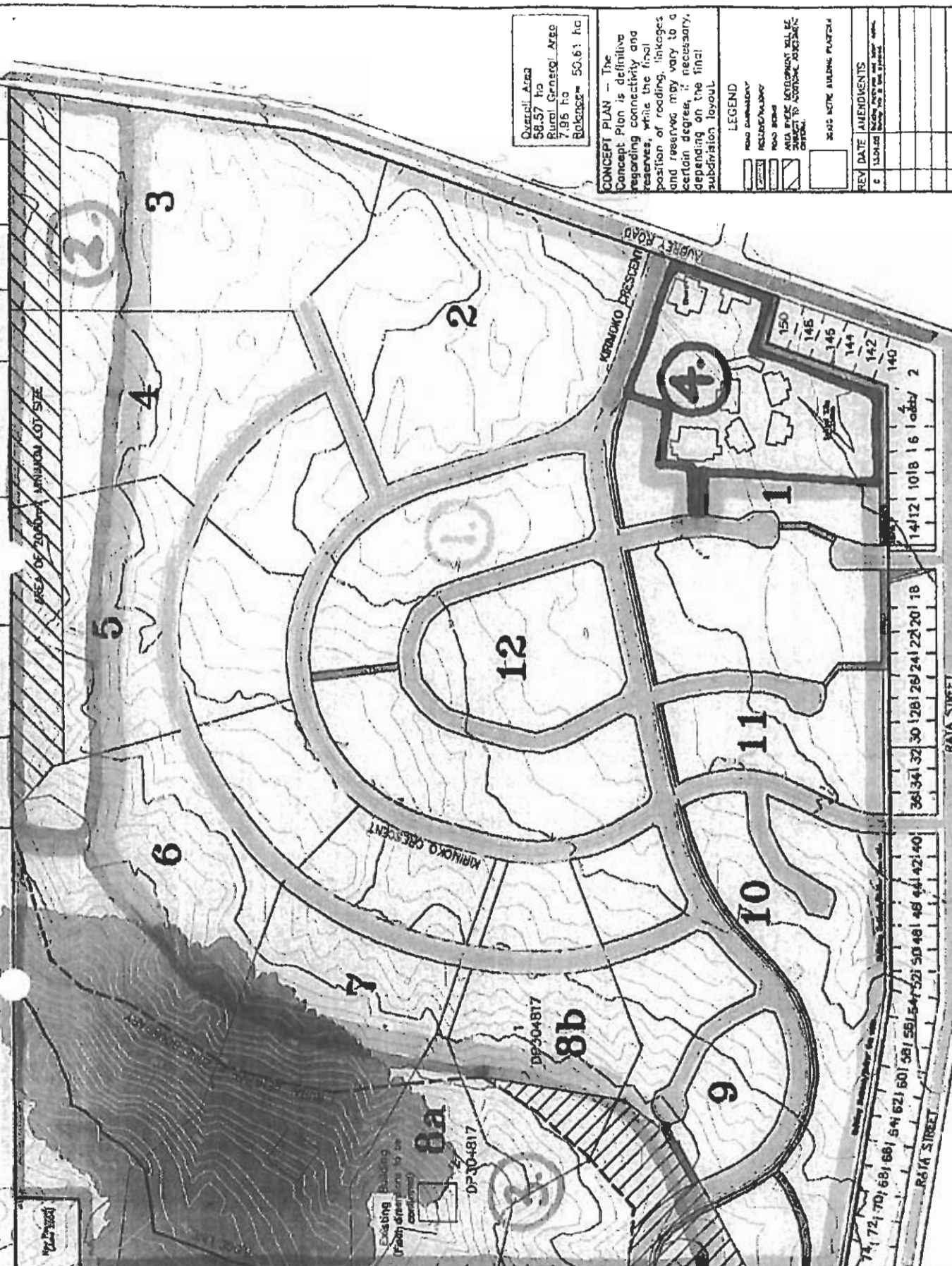
Rural General Areas
 Lot 6 - 2.74 ha
 Lot 7 - 2.56 ha
 Lot 8a - 1.57 ha
 Lot 8b - 0.4 ha
 Lot 9 - 0.89 ha

Special Areas
 Lot 8b - .25 ha
 Lot 9 - 0.88 ha

Existing Building
 (Fishes) (approximate to be confirmed)
 DP 304817

DP 304817
 8b

DP 304817
 8a



Overall Area
 58.57 ha
Rural General Area
 7.95 ha
 Release = 50.61 ha

CONCEPT PLAN - The Concept Plan is definitive regarding connectivity and reserves, while the final position of roads, linkages and reserves may vary to a certain degree, if necessary, depending on the final subdivision layout.

LEGEND
 ROAD RESERVE
 ROAD
 ROAD WITH BUILDING PLACES
 ROAD DATE AMENDMENTS

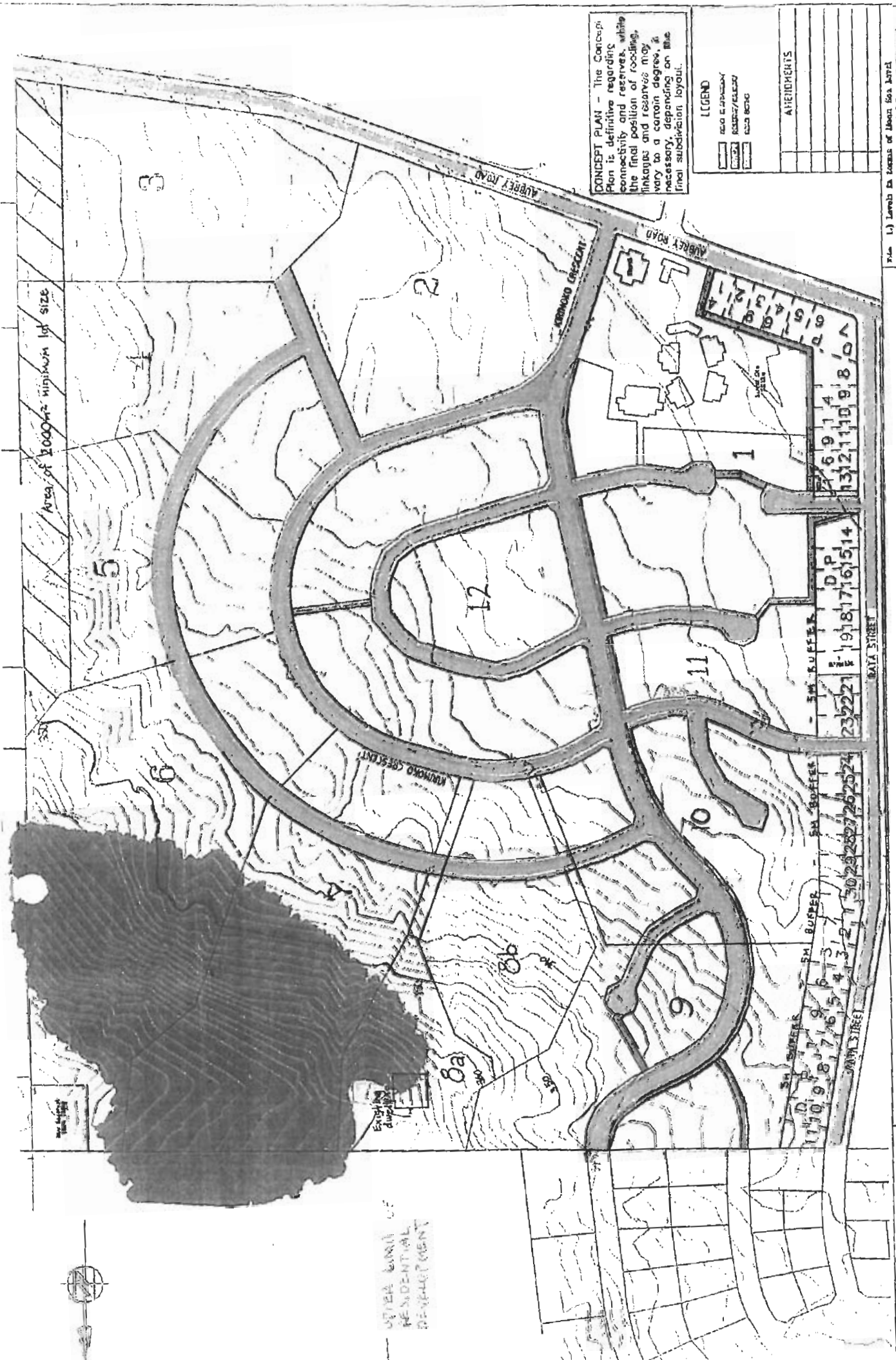
REV DATE AMENDMENTS

REV	DATE	AMENDMENTS
1	15/08/11	Initial
2	15/08/11	Initial

Scale 1:10000
 Date 15/08/11
 Author 1:1000001 1:3000003

CONCEPT PLAN KIRIMOKO BLOCK (Version 2)

**APPENDIX 5: DETAILED PLAN INDICATING POTENTIAL
DEVELOPMENT OF THE KIRIMOKO BLOCK.**



CONCEPT PLAN - The Concept Plan is definitive regarding connectivity and reserves, while the final position of roadings, linkages and reserves may vary to a certain degree, as necessary, depending on the final subdivision layout.

LEGEND

[Symbol]	100' BUFFER
[Symbol]	50' BUFFER
[Symbol]	25' BUFFER

AMENDMENTS

No.	Date	Description

Plan 1) Levels in terms of Mean Sea Level
 2) Contours are shown at 5m intervals
 3) Contours are shown at 5m intervals
 4) Contours are shown at 5m intervals
 5) Contours are shown at 5m intervals
 6) Contours are shown at 5m intervals
 7) Contours are shown at 5m intervals
 8) Contours are shown at 5m intervals
 9) Contours are shown at 5m intervals
 10) Contours are shown at 5m intervals
 11) Contours are shown at 5m intervals
 12) Contours are shown at 5m intervals
 13) Contours are shown at 5m intervals
 14) Contours are shown at 5m intervals

APPENDIX 5

APPROXIMATE PROPOSED RESIDENTIAL DEVELOPMENT