

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stage 3b of the
Proposed District Plan

**SECOND STATEMENT OF EVIDENCE OF MATTHEW STUART BENTLEY JONES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE ARCHITECTURE – REZONINGS - RURAL VISITOR ZONE

18 March 2020

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1. PROFESSIONAL DETAILS

- 1.1 My full name is Matthew Stuart Bentley Jones and I am Registered Landscape Architect with the New Zealand Institute of Landscape Architects (**NZILA**). I hold the position of Associate with Isthmus Group Limited, based in Auckland.
- 1.2 I refer to and adopt Section 1 of my first statement of evidence filed in this hearing, for rezoning related to the General Industrial Zone.
- 1.3 This statement of evidence relates to site-specific Rural Visitor Zone (**RVZ**) zoning requests on the following sites (in chronological order):
- (a) Submission 31012: Ben Hohneck.
 - (b) Submission 31014: Heron Investments Ltd.
 - (c) Submission 31015: Brett Mills.
 - (d) Submission 31016: Brett Mills (Moonlight).
 - (e) Submission 31021: Corbridge Estates Ltd.
 - (f) Submission 31022: Malaghans Investments Ltd.
 - (g) Submission 31033: Matakauri Lodge Ltd.
 - (h) Submission 31037: Gibbston Valley Station Ltd.
 - (i) Submission 31039: Cardrona Cattle Company Ltd.
 - (j) Submission 31053: John & Jill Blennerhassett (Barn Pinch Farm).
- 1.4 I visited all of the sites listed above during February 2020, undertaking either roadside or on-site review and assessment. I am familiar with the wider landscapes within which these sites are located.
- 1.5 Due to time constraints, consideration of the landscape-related aspects of the RVZ rezoning requests have been considered by three landscape architects: Ms Helen Mellsop, Ms Bridget Gilbert and myself.

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

- (a) The notified Chapter 46 Rural Visitor Zone of the PDP;
- (b) Chapter 23 Gibbston Character Zone of the PDP (relevant to a number of submissions);
- (c) The landscape assessment supporting the Section 32 Evaluation Report for the Rural Visitor Zone (**S32**)¹; and
- (d) The relevant submissions relating to the respective sites listed above and any supporting information in the submissions relating to landscape.

1.7 I have considered the landscape implications of the 'Topic 2.2' Environment Court decision² in the preparation of this statement of evidence. In particular, the overarching policy directive from the Court is that the PDP should **protect** landscape values within Outstanding Natural Landscapes (**ONL**) and Outstanding Natural Features (**ONF**). I have also considered the landscape character and amenity values of sites and their settings if located within a Rural Character Landscape (**RCL**), and how the re-zoning will maintain and / or enhance these.

1.8 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2. SCOPE

2.1 My evidence is structured as follows:

- (a) Executive Summary.
- (b) A 'background' section within which I provide a high level summary of the context and intent of the RVZ.

1 QLDC Rural Visitor Zone Review Landscape Assessment, prepared by Helen Mellsop Landscape Architect, dated May 2019.
2 NZEnC 205 [2019].

- (c) An outline of the approach I have taken in the analysis and assessment of the appropriateness of the RVZ zoning on each submission site.
- (d) Discussion of each submission site based on high level landscape analysis and which includes recommendations as to how RVZ zoning might be successfully absorbed.

2.2 Subsequently, I provide my opinion on the respective submission requests as to whether I oppose or do not oppose the relief sought in terms of landscape effects.

2.3 Landscape evidence on new RVZs sought through submission, other than those addressed within this evidence, has been provided by Ms Bridget Gilbert and Ms Helen Mellsop.

3. EXECUTIVE SUMMARY

3.1 The following provides the key conclusions of my evidence.

3.2 In general, I support the notified RVZ provisions from a landscape perspective. However, in order to adequately protect the values of the surrounding ONL contexts, I recommend that the zone include provisions that limits site coverage and building density within the low and moderate *landscape sensitivity* areas and standards for the external appearance of buildings. This will provide more surety to the anticipated built outcomes in the context of the respective sites in order to protect the values of the surrounding ONLs and maintain and / or enhance the landscape character and amenity values of RCLs.

3.3 The following submissions were received for sites within ONLs, however landscape analysis and assessment of these sites was not provided in order to determine their landscape sensitivity rating:

- (a) Submission 31012: Ben Hohneck.
- (b) Submission 31015: Brett Mills.
- (c) Submission 31016: Brett Mills (Moonlight).
- (d) Submission 31022: Malaghans Investments Ltd.
- (e) Submission 31033: Matakauri Lodge Ltd.

- (f) Submission 31037: Gibbston Valley Station Ltd.
- (g) Submission 31039: Cardrona Cattle Company Ltd.

3.4 Unless these submitters undertake the recommended landscape analysis and assessment, and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I oppose the RVZ rezoning relief sought.

3.5 The following submissions were received for sites outside ONLs:

- (a) Submission 31014: Heron Investments Ltd.
- (b) Submission 31021: Corbridge Estates Ltd.
- (c) Submission 31053: John & Jill Blennerhassett (Barn Pinch Farm).

3.6 For submitter 31014, landscape analysis and assessment was not provided in order to determine the landscape sensitivity rating. Unless this submitter undertakes the recommended landscape analysis and assessment, and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I oppose the RVZ rezoning relief sought.

3.7 For submitters 31021 and 31053, in my opinion these sites have limited capacity to accommodate the type of development anticipated within the RVZ based upon the site specific attributes and characteristics (as per both the notified provisions and the suggested amendments outlined within the submission³) and I oppose the rezoning relief sought.

4. BACKGROUND

4.1 The RVZ is intended to provide for appropriately located and scaled rural industry development within the District's ONLs⁴. The primary objective is to provide for visitor accommodation and related commercial recreation and ancillary commercial activities that maintain or enhance the values of the respective ONLs. The secondary

³ Specifically, submission 31021.

⁴ However, a number of submissions have been received that request that the RVZ is applied to sites outside ONLs.

objective is to enable buildings and development that have a visitor industry related use where the landscape character and visual amenity values are maintained or enhanced.

- 4.2** The notified Chapter 46 provisions and their locations on the plan maps allow for a relatively limited extent (or 'footprint') of visitor industry development and commercial recreational activity within the context of the District's ONLs.
- 4.3** For those parts of the notified RVZ areas identified as being able to accommodate development while protecting the values of the surrounding ONL with a **landscape sensitivity** rating of 'Low' or 'Moderate', the provisions are relatively 'enabling' as a *controlled activity* status applies for buildings and does not include a site coverage limit. From a landscape perspective, in my opinion, this is in recognition of the very limited portion of the ONLs of the District to which they apply. However, for areas with a landscape sensitivity rating of 'Moderate-High' and 'High' the activity status is *discretionary* and *non-complying* respectively.
- 4.4** Therefore, a critical component of determining the appropriateness of the rezoning is to understand the definition of the landscape sensitivity rating(s) of the respective sites.
- 4.5** The notified version of the RVZ was informed by a range of technical reports, including a landscape assessment prepared by Ms Mellsop. The scope of that report is reproduced below:

".....to provide a landscape assessment of existing ODP RV zones, with a specific focus on the capacity of the zones to absorb visitor facility development while protecting or maintaining the values of the rural landscapes in which they sit. The assessment includes the following components:

- A high level appraisal of whether the ODP RV Zone provisions are appropriate from a landscape perspective;*
- Description of the attributes and character of the wider receiving landscape for each RV Zone, followed by*

evaluation of the landscape values and landscape categorisation in terms of the QLDC Stage 1 Decisions Version PDP categories;

- *Description of the attributes and character of the ODP RV Zone area and any proposed or potential extensions to the zone area;*
- *Evaluation of the landscape and visual sensitivity and absorption capacity of the wider receiving landscape and of the RV Zone area;*
- *Recommendations on whether visitor facility development could be appropriate subject to controls (e.g. building height, coverage, landscaping) and where this development would be appropriate.*⁵

4.6 This report by Ms Mellsoop included mapping of the landscape sensitivity of each of the ODP RVZ areas that was informed by a detailed landscape assessment of each RVZ site and its location.

4.7 The development standards for the RVZ (outlined within notified Chapter 46) provide for controlled activities that are of relevance and importance to the assessment and subsequently the management of potential **landscape effects**. These include building height, building size, glare, setbacks from waterbodies and building setbacks. Notably, and also of importance to landscape matters, there are no controls in relation to site coverage or building appearance and in my opinion this is of concern in relation to potential adverse landscape and effects. When undertaking the review of the submissions and assessing each respective site, these were critical elements to be considered.

4.8 In order to assist with the assessment of potential landscape and visual amenity effects, in my opinion, a standard should be included within Chapter 46 in relation to building site coverage and external appearance.

5 QLDC Rural Visitor Zone Review Landscape Assessment, prepared by Helen Mellsoop Landscape Architect, dated May 2019: Section 1.3, page 2.

- 4.9** Within her evidence, Ms Emily Grace (the s42A author) has recommended a 500m² total building coverage limit is applied to RVZ areas where there is a landscape sensitivity rating of 'low' or 'moderate' for any new RVZ approved as a result of the hearing process.
- 4.10** In my opinion, this is appropriate as it would ensure that development above this standard would be assessed as a *restricted discretionary* activity with effects on landscape and visual amenity values and density of development included in the matters of discretion.
- 4.11** When considering each of the new RVZ submissions, I identified that a 'one-size-fits-all' building coverage standard was inappropriate due to the varying landscape attributes and characteristics such as site sizes, features, topographical form and visibility of the respective sites. In my opinion, the appropriate total building coverage area is dependent on the size of the identified lower sensitivity area and the character and value of the surrounding context.
- 4.12** Ms Grace's evidence suggests that it would be possible for Chapter 46 to incorporate site specific coverage standards for individual areas of new RVZ. This would be subject to the outcomes of the recommended landscape analysis and assessment outlined later within this evidence.
- 4.13** Ms Grace's evidence also recommends a building external appearance standard is included within Chapter 46. I concur with this recommendation.
- 4.14** In my opinion, the recommended standards in relation to building coverage and external appearance outlined within the evidence of Ms Grace would assist in the **protection** of the landscape values of ONL and that the landscape character and visual amenity values of Rural Character Landscapes were **maintained** or **enhanced**.
- 4.15** In order to clarify the two slightly different but related terms of landscape **capacity** and landscape **sensitivity** in the discussion of landscape effects, I set out the definition of these terms from the NZILA Best Practice Note⁶:

6 Best Practice Note: Landscape Assessment and Sustainable Management 10.1, NZILA 2010.

Landscape capacity is the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values.

Landscape sensitivity is the degree to which the character and values of a particular landscape are susceptible to the scale of external change.

4.16 I confirm that I have applied these definitions in the preparation of my evidence. Importantly, my comments in relation to 'landscape sensitivity' and 'landscape capacity' for each of the submission sites assume the development anticipated by the notified RVZ provisions.

5. EVIDENCE APPROACH

5.1 Time constraints and the broad nature of the information provided within submissions has not permitted a detailed landscape assessment of the respective sites in the manner undertaken by Ms Mellsop in her landscape assessment of the RVZ. My evaluation is effectively 'high level' and addresses the following:

- (a) A brief description of the existing landscape character of the area(s) proposed for rezoning.
- (b) Commentary as to whether, from a landscape perspective, there is a reasonable 'fit' for the RVZ in each of these locations with a brief explanation of the factors that weigh in favour of the opinion expressed.
- (c) An outline of potential landscape opportunities and constraints associated with the area(s) proposed for rezoning as RVZ. In general, identified landscape constraints are likely to have the potential to detract from landscape values, and the identified landscape opportunities have the potential to enhance landscape values. Typically, appropriate RVZ development will integrate the identified landscape opportunities and avoid or mitigate the identified landscape constraints.

- (d) Taking into account the preceding evaluation, recommendations with respect to detailed landscape analysis required:
 - (i) to secure confidence that the RVZ will be appropriate in each location (or part thereof) in order to protect the landscape values of the ONL; and
 - (ii) to potentially guide any location specific provisions that would be beneficial from a landscape perspective.

5.2 Key factors that have guided my determination of whether there is a fundamental 'fit' for RVZ (from a landscape perspective) include the following:

- (a) Whether the site is located **within an ONL** and has a **remote character** (acknowledging that Council has advised that there is some tolerance for the RVZ to be applied to land outside ONLs);
- (b) Whether the site is relatively **visually discrete** in views from public places and neighbouring dwellings (by virtue of existing landform and/or vegetation patterns);
- (c) Whether the site or immediate context displays a **modified character**;
- (d) Taking into consideration existing and likely future development on the site and within the immediate area, whether additional development of the type anticipated by the notified RVZ will generate **adverse cumulative effects** to a point where landscape values are not protected;
- (e) Whether there are **reasonably 'buildable' locations** within the proposed rezoning area. Factors that contribute to this consideration include favourable topography (thereby minimising earthworks effects), ease of access, reasonable sunlight access, quality views, and the like.

5.3 In relation to document structure, for clarity and consistency with the Section 42A report prepared by Ms Emily Grace, I have grouped the respective submissions by geographical location.

SKIPPERS RE-ZONING REQUESTS

6. BEN HOHNECK (31012)

- 6.1** Ben Hohneck's submission relates to several adjoining properties within the Skippers Canyon, shown within the red outline on Figure 1 below (**Hohneck site**). The site is located within an ONL on the eastern side of the Shotover river. There are established tourism activities on the site (including a museum, former bungy jumping location), and it provides a 'hub' for other tourism activities within the canyon predominantly on the Shotover river (including jet boating).



Figure 1: Submission 31012 site

- 6.2** The Hohneck site is currently zoned Rural and the submission seeks rezoning as RVZ in its entirety. The submission argues that the site has low landscape sensitivity and as such makes it well suited for a RVZ. The Hohneck site is located in close proximity to the north of submission site #31015 (Brett Mills), which I consider below.

Existing Landscape Character and Attributes

- 6.3** An expert landscape assessment has not been provided as part of the submission. In absence of this however, I provide the following brief description of the site's landscape characteristics and attributes:

- (a) It is perched on a localised spur known as 'Sainsburys Terrace' on a bend of the Shotover river within the wider Skippers Canyon setting.
- (b) Its northern, western and southern boundaries include sheer escarpments dropping approximately 60m to the Shotover river below.
- (c) It has a predominantly westerly aspect, with the site sloping down to the escarpment edge.
- (d) The site has a predominantly modified and managed landscape with sporadic vegetation cover and areas of open kept grass separated by shelter belt tree rows.
- (e) Skippers Road traverses north-south through the site. A series of gravel vehicle access tracks are situated in the northern and southern parts of the site.
- (f) It affords channelled views along the valley to the north and south. Due to the site's prominence in the localised setting, it has a strong spatial and visual connection along the catchment to the north and south.
- (g) The site includes a number of buildings associated with the existing land use, including houses and a museum.
- (h) It has a remote and tranquil character.
- (i) It is located within an ONL.

6.4 The site is located within a valley setting which encompasses the Shotover river catchment. There is generally steep topography (with sheer cliffs apparent) on the valley sides as a result of the Shotover river carving through to form the canyon character. The wider catchment includes natural vegetation and landcover, common with the area.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

6.5 In my opinion, and from undertaking 'high' level landscape analysis, the site is likely to have the ability to absorb the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace). This is based on the following landscape attributes, and the opportunities and constraints provided by the site:

- (a) The site's location within an ONL.
- (b) Its remote location and character.
- (c) Although located on a prominent terrace, the site is visually discrete in relation to its visibility from locations within the surrounding context. The narrow nature of the valley (Skippers Canyon) restricts long views.
- (d) The site displays a modified character; discrete and contained within the site boundaries. Beyond the site boundaries is the more 'natural' landscape associated with Skippers Canyon.
- (e) The limited development opportunities in the surrounding context due to the sites isolated location and topographic constraints.
- (f) The favourable topography of the site (including isolated terraces).

6.6 The landscape sensitivity rating is a critical component of the analysis required, as this will determine the activity status of the potential development opportunities on this site. For the sites with 'low' or 'moderate' landscape sensitivity ratings there is a risk to the landscape effects due to inadequate controls such as site coverage and building appearance.

6.7 My concern for this site is that the potential landscape sensitivity rating could allow for future development that would result in adverse landscape effects, e.g. greater building coverage than is appropriate for the site in this setting.

Requirement for detailed landscape analysis and assessment required

6.8 In my opinion, a detailed landscape analysis and assessment is required to provide a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate response for applying the RVZ in this location.

6.9 The landscape analysis should provide justification and mapping from a suitably qualified expert for the submitter, with a conclusion as to the site's landscape sensitivity. This is a critical factor in determining the

activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning.

6.10 The analysis should also outline the extent of the landscape sensitivity area(s), should a single determination not apply to the whole site. This will provide a basis for the potential activity status of future development, and therefore its appropriateness in relation to the RVZ provisions.

6.11 Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

6.12 Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

7. **BRETT MILLS (KIMIKAU) (31015)**

7.1 The submission provided by Mr Brett Mills relates to the approximately 4ha property at 1364 Skippers Road within the Skippers Canyon, shown in the red outline in Figure 2 below ("**Mills site**"). The site is located within an ONL on the eastern side of the Shotover river.



Figure 2: Submission 31015 site

- 7.2** The Mills site is located in close proximity to the south of submission site #31012 (evaluated in section 6 above) and is immediately adjacent to submission site #31022 (Malaghans Investments Ltd) (south). It is currently zoned Rural and the submission seeks rezoning to RVZ in its entirety (and requests for it to be called the 'Kimiakau Rural Visitor Zone'). The submission states the RVZ zoning should apply to this land (potentially as part of a larger RVZ including the Hohneck site to the north – refer submission 31012 above) and that the proposed vision for the property (including glamping and historic guided walks) are *“entirely consistent with the notified purpose of the RVZ”*.
- 7.3** The submission states that there are already a large number of tourism activities in the area and that it is now an anticipated part of the Skippers environment. I concur with this statement.
- 7.4** The submission also states that the majority of the site is of low landscape sensitivity, based on an assessment of the site undertaken by Council's landscape architect in 2007 as part of a previous resource consent application. The submitter supports the proposed RVZ provisions as they relate to these landscape sensitivities.

Existing Landscape Character and Attributes

- 7.5** An expert landscape assessment has not been provided as part of the submission. However, I provide the following brief description of the site's landscape characteristics and attributes:
- (a) It is set upon a localised terrace known as 'Stapleton's Terrace' proximate to the Shotover river within the wider Skippers Canyon setting.
 - (b) The site slopes east to west down toward Skippers Road and the Shotover river.
 - (c) It has an open character on the steeper upper, eastern slopes and a more enclosed character on a localised plateau in the northern part of the site. This includes small areas of level topography (associated with existing buildings) enclosed by vegetation.
 - (d) The site has a predominantly modified and managed landscape apparent on the plateau with areas of kept open

grass and sporadic vegetation (including poplar trees). The upper, eastern parts of the site have naturalist vegetation cover, consistent with the landcover of the surrounding area.

- (e) There is a single, gravel vehicle access track from the north to the site off Skippers Road.
- (f) It is located on the northern spur of Stapleton's Terrace (on a corner of Skippers Road) and affords channelled views to the north and south along Skippers Canyon.
- (g) Due to the site's perched location upon the terrace, it has a strong spatial and visual connection within the catchment.
- (h) The site includes a single residential dwelling and associated outbuildings.
- (i) It has a remote and tranquil character.
- (j) It is located within an ONL.

7.6 The site is located within a valley setting which encompasses the Shotover river catchment. There is generally steep topography (with sheer cliffs apparent) on the valley sides as a result of the Shotover river carving through to form the canyon character. The wider catchment includes natural vegetation and land cover common with the area.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

7.7 In my opinion, and from undertaking 'high' level landscape analysis, the site is likely to have the ability to absorb the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace). This is based on the following landscape attributes, and the opportunities and constraints provided by the site:

- (a) The site's location within an ONL.
- (b) Its remote location and character.
- (c) Although located on a prominent terrace, the site is visually discrete in relation to its visibility from locations within the surrounding context due to existing vegetation and topography.
- (d) The site displays a modified character, albeit located within an ONL.

- (e) The limited development opportunities in the surrounding context due to the sites isolated location and topographic constraints. Although, it is acknowledged that there are two submission sites⁷ in close proximity applying for RVZ zoning.
- (f) The favourable topography of the site (including the isolated terrace within the northern reaches of the site).

7.8 As outlined within **paras 6.6** and **6.7**, the identification of the landscape sensitivity rating is a critical component of the analysis required as this will determine the activity status of the potential development opportunities on this site.

7.9 The concern for this site is, again, that the potential landscape sensitivity rating could allow for future development that would result in adverse landscape effects, e.g. greater building coverage than is appropriate for the site in this setting.

Requirement for detailed landscape analysis and assessment required

7.10 In my opinion, a detailed landscape analysis and assessment is required that provides a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate response for applying the RVZ in this location.

7.11 The landscape analysis should provide justification and mapping from a suitably qualified expert for the submitter, with a conclusion as to the site's landscape sensitivity. This is a critical factor in determining the activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning.

7.12 The analysis should also outline the extent of the landscape sensitivity area(s), should a single determination not apply to the whole site. This will provide a basis for the potential activity status of future

7 #31012 and 31022.

development, and therefore its appropriateness in relation to the RVZ provisions.

- 7.13** Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

- 7.14** Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

8. BRETT MILLS (MOONLIGHT) (31016)

- 8.1** Mr Brett Mills' submission relates to the approximately 6.78ha property located off the legal road called Moonlight Track within the Shotover River valley, proximate to Arthurs Point and shown in red outline in Figure 3 below ("**Moonlight site**"). The site is accessible by walking track only from the Moonlight Track carpark. It is located within an ONL on the western side of the Shotover river.



Figure 3: Submission 31016 site

- 8.2** The Moonlight site is currently zoned Rural and the submission seeks rezoning as RVZ in its entirety (and requests for it to be called the Moonlight Rural Visitor Zone). The submission states the RVZ zoning should apply to their land (potentially as part of a larger RVZ including the Shotover Canyon Swing site⁸ (to the east across the Shotover river). The proposed vision for the property includes glamping and

8 It is unknown as to whether the Shotover Canyon Swing site has submitted in relation to RVZ zoning.

camping activities, and “adventure activities” within the ONL, and are “entirely consistent with the notified purpose of the RVZ”.

- 8.3** The submission states that tourism activities have become commonplace in this area and it is now an anticipated part of the environment north of the Edith Cavell Bridge.
- 8.4** The submission also states that “*the majority of the site is of low landscape sensitivity as it is part of an elevated natural gully that is not highly visible from public places*”. The submitter supports the proposed RVZ provisions as they relate to these landscape sensitivities.

Existing Landscape Character and Attributes

- 8.5** An expert landscape assessment has not been provided as part of the submission. However, I provide the following brief description of the site’s landscape characteristics and attributes:
- (a) The site has a steep undulating form on an eastern facing slope within the Shotover river valley.
 - (b) It includes two prominent spurs at the northern and southern extents of the site, with a central east-west catchment to the Shotover river.
 - (c) The site has an open character, predominantly covered in tussock grassland species and largely devoid of sizable vegetation cover. There is little evidence of modification.
 - (d) The varying topography across the site does provide a degree of visual containment in the centre of the site.
 - (e) There is no infrastructure on the site and it is only accessible by foot via the Moonlight track, which traverses the site within its western reaches.
 - (f) Due to the site’s elevated location and its open character above the river, it has a strong spatial and visual connection within the catchment.
 - (g) The topography rises steeply to the west (beyond the site boundary) toward the adjacent ridgeline, away from the Shotover river.
 - (h) It has a remote and tranquil character.

- (i) It is located within an ONL.

8.6 The site is located within a valley setting which encompasses the Shotover river catchment, proximate to Arthurs Point. There is generally steep topography and rock outcrops (with sheer cliffs apparent) on the valley sides as a result of the Shotover river. The wider catchment includes natural vegetation and landcover common with the area.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

8.7 In my opinion, and from undertaking 'high' level landscape analysis, the site could have the ability to absorb the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace). This is based on the following landscape attributes, and the opportunities and constraints provided by the site:

- (a) The site's location within an ONL.
- (b) The remote location and character of the site up the Shotover river valley.
- (c) The site is visually discrete as a result of the its topography and that within the intervening landscape of the surrounding area.
- (d) The unmodified nature of the site and surrounding area. There are limited development opportunities in the immediate surrounding context due to the sites isolated location and topographic constraints.

8.8 Constraints to the future development potential of the site (therefore capability to be rezoned as RVZ) relate to the sites challenging topography and its isolated location and limited accessibility (only via foot).

8.9 As outlined within **para 6.6** and **6.7**, the identification of the landscape sensitivity rating is a critical component of the analysis required as this will determine the activity status of the potential development opportunities on this site. The concern for this site is, again, that the potential landscape sensitivity rating could allow for future

development that would result in adverse landscape effects, e.g. greater building coverage than is appropriate for the site in this setting.

Requirement for detailed landscape analysis and assessment required

- 8.10** In my opinion, a detailed landscape analysis and assessment of the site is required to provide a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate response for applying the RVZ in this location.
- 8.11** The landscape analysis should provide justification and mapping from a suitably qualified expert for the submitter, with a conclusion as to the site's landscape sensitivity. This is a critical factor in determining the activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning.
- 8.12** The analysis should also outline the extent of the landscape sensitivity area(s), should a single determination not apply to the whole site. This will provide a basis for the potential activity status of future development, and therefore its appropriateness in relation to the RVZ provisions.
- 8.13** Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

- 8.14** Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

9. MALAGHANS INVESTMENTS LTD (31022)

- 9.1** The Malaghans Investments Ltd submission relates to the approximately 7.89ha property also at 1364 Skippers Road, shown in in red outline on Figure 4 below within the Skippers Canyon

(“**Malaghans site**”). The site is located within an ONL on the eastern side of the Shotover river.



Figure 4: Submission 31022 site (plan as included within the submission)

- 9.2** The Malaghans site is located immediately adjacent to the south of submission site #31015 (Brett Mills), and in close proximity to the south of submission site #31012 (Ben Hohneck). It is currently zoned Rural and the submission seeks rezoning as RVZ in its entirety. The submission states the RVZ zoning will *“provide for visitor industry activities at a location within a landscape that can accommodate change while avoiding, remedying and mitigating adverse effects on an ONL”*.
- 9.3** The submission also requests a new standard (46.5.1.3) where the maximum building height to be 8m (as the height limit for controlled development) within the Skippers Rural Visitor Zone, and non-compliance with this height would trigger a non-complying activity status.

Existing Landscape Character and Attributes

9.4 An expert landscape assessment has not been provided as part of the submission. However, I provide the following brief description of the site's landscape characteristics and attributes:

- (a) It is set upon a localised terrace known as 'Stapleton's Terrace' proximate to the Shotover river within the wider Skippers Canyon setting.
- (b) The site has a rising landform from west to east away from Skippers Road and the Shotover river toward Coronet Peak Station.
- (c) The majority of the site is located on steep topography, with only a localised plateau located on the western side adjacent to the escarpment providing a more level landform.
- (d) The lower, western part of the site includes a series of small, largely level terraces spanning north-south adjacent to the escarpment that drops toward the river. These terraces are separated by localised elevated topography and stands of vegetation.
- (e) There is a single, gravel vehicle access track from the north off Skipper Road.
- (f) The rising landform associated with the eastern and southern parts of the site are of a more open character with clear views across the valley and along the valley floor.
- (g) The northern part of the site is characterised by a localised plateau which includes the existing house and associated outbuildings. The house is shrouded by existing vegetation cover, resulting in an enclosed setting.
- (h) Aside from the area proximate to the existing house, the site is largely unmodified and includes natural vegetation cover, consistent with the landcover of the surrounding area.
- (i) It affords channelled views to the north and south along Skippers Canyon.
- (j) Due to the site's perched location upon the terrace, it has a strong spatial and visual connection within the catchment.
- (k) It has a remote and tranquil character.
- (l) It is located within an ONL.

9.5 The site is located within a valley setting which encompasses the Shotover river catchment. There is generally steep topography (with sheer cliffs and rock outcrops apparent) on the valley sides as a result of the Shotover river carving through to form the canyon character. The wider catchment includes natural vegetation and landcover common with the area.

Is there a reasonable ‘fit’ for RVZ from a landscape perspective?

9.6 In my opinion, and from undertaking ‘high’ level landscape analysis, the site is likely to have the ability to absorb the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace)⁹. This is based on the following landscape attributes, and the opportunities and constraints provided by the site:

- (a) The site’s location within an ONL.
- (b) Its remote location and character.
- (c) Although located on a prominent terrace, the site is visually discrete in relation to its visibility from locations within the surrounding context due to existing vegetation and topography.
- (d) The site displays a partially modified character, albeit located within an ONL.
- (e) The limited development opportunities in the surrounding context due to the sites isolated location and topographic constraints. Although, it is acknowledged that there are two submission sites¹⁰ in close proximity applying for RVZ zoning.
- (f) The favourable topography of the site.

9.7 As outlined within **para 6.6** and **6.7**, the identification of the landscape sensitivity rating is a critical component of the analysis required as this will determine the activity status of the potential development opportunities on this site. The concern for this site is, again, that the potential landscape sensitivity rating could allow for future development that would result in adverse landscape effects, e.g.

9 This is in reference to the notified provisions.
10 #31012 and 31015.

excessive building coverage and / or building appearance that is inappropriate for the site in this setting.

Requirement for detailed landscape analysis and assessment required

- 9.8** In my opinion, a detailed landscape analysis and assessment is required to provide a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate 'mechanism' and response for applying the RVZ in this location.
- 9.9** The landscape analysis should provide an assessment from a suitably qualified expert to determine the site's landscape sensitivity rating. This is a critical factor in determining the activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning. This also relates to the justification for the request to amend the building height standard to 8m (as per the submission).
- 9.10** Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

- 9.11** Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

UPPER CLUTHA RE-ZONING REQUESTS

10. HERON INVESTMENTS LTD (31014)

- 10.1** The submission provided by Heron Investments Ltd relates to an area of land at 93 Camphill Road totalling some 114ha and shown in blue outline on Figure 5 below ("the **site**"). The site includes existing agricultural land with commercial recreational (tourism) activities (hot tubs and e-bike tours) set across two distinct terraces, divided by a vegetated escarpment.



Figure 5: Submission 31014 site

10.2 The site is currently zoned Rural and the submission seeks to zone it as RVZ in its entirety. The submission argues that there is no justification for the RVZ to be restricted to within ONLs and that the current commercial recreational activities within the site are better suited for RVZ. The submitter supports the proposed RVZ provisions as they relate to these landscape sensitivities.

10.3 The submission states that *“the flat land adjacent to Camp Hill Road is of moderate landscape sensitivity and the terrace riser is of high landscape sensitivity, but the remainder of the property, where development has been concentrated, is all of low landscape sensitivity.”* and supports the development of a zone map to identify these areas.

Existing Landscape Character and Attributes

10.4 An expert landscape assessment has not been provided as part of the submission. However, the site is assessed to have the following landscape characteristics and attributes (which subsequently provide opportunities and constraints):

- (a) The site has varied topography. Adjacent to Camp Hill Road is a lower terrace which is separated from the upper raised

terrace by a vegetated escarpment (currently shrouded in a variety of exotic tree species).

- (b) The upper terrace includes gently rolling topography which provides a contained and remote character for the site. This area is predominantly in pasture, although there are shelterbelt rows of Pinus species.
- (c) It has a managed agricultural character related to the open pasture, with small scale commercial recreation activities apparent.
- (d) The open character of the site provides long distance views out of the site towards the surrounding ranges. Notably, there is limited visibility of the upper terrace due to impeding vegetation and topography, providing a degree of remoteness.
- (e) The lower terrace adjacent to Camphill Road remains more visually prominent due to lack of vegetation.
- (f) There are shelterbelt tree rows apparent within the site, reinforcing its agricultural character.

10.5 The localised and wider setting of the site is characterised by agricultural land uses set within a broad valley basin associated with the Hāwea River. The local centres of Wanaka and Lake Hāwea are located within the wider setting to south west and north respectively.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

10.6 Through my assessment of the submission and high-level analysis, I consider that there could be capacity for the site to accommodate the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace) subject to the provision of a detailed landscape analysis and assessment (see below).

10.7 In my opinion, the site has specific attributes and characteristics which support the RVZ include:

- (a) The contained and remote character of the upper terrace provided by surrounding vegetation.

- (b) The upper terrace has capacity for sensitively located and discrete development anticipated by the Rural Visitor Zone.
- (c) The established commercial recreation activities within the site.

10.8 The identification of the landscape sensitivity rating(s) are a critical component of the analysis required as this will determine the activity status of the potential development opportunities on this site. My concern is that, due to the landscape sensitivity rating, future development opportunities arise as a result of the notified provisions that could result in adverse landscape effects, e.g. excessive building coverage and / or building appearance that is inappropriate for the site in this setting.

Requirement for detailed landscape analysis and assessment required

10.9 In my opinion, a detailed landscape analysis and assessment is required to provide a basis and justification to the potential future opportunities and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate 'mechanism' and response for applying the RVZ in this location.

10.10 The landscape assessment needs to determine the site's landscape sensitivity rating(s), should a single determination not apply to the whole site. This will provide a basis for the potential activity status of future development, and therefore its appropriateness in relation to the RVZ provisions.

10.11 I also consider that due to the size of the submission site the assessment should include a spatial analysis and anticipate that a structure planning process will be appropriate for the site. This will provide specific identification of the site's attributes and subsequently the opportunities and constraints and locations for future development – reflecting the sites landscape sensitivity rating(s). This will assist in determining whether the site is appropriate for rezoning to RVZ, and the potential future development related to the associated provisions. Dependent on the outcomes of this process, it may be determined that

another zone may be more appropriate for the development envisaged for the property.

- 10.12** Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

- 10.13** Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

11. CORBRIDGE ESTATES LTD (31021)

- 11.1** The Corbridge Estates Ltd submission relates to an area of land located at 707 Wanaka Luggate Highway which totals approximately 322ha and is shown in light green outline on Figure 6 below (**Corbridge site**). The site is located between State Highway 6 (south) and the Clutha River (north) respectively. Wanaka Airport is located to the south east of the site, with Albert Town and Wanaka located to the west. The site has a current resource consent for a 35 lot rural living subdivision (approved 23 July 2013).



Figure 6: Submission 31021 site

- 11.2** The Corbridge site is currently zoned Rural and the submission seeks to zone it as RVZ in its entirety. The submission argues that the site is well located close to Wanaka Airport and the local centres of Albert

Town and Wanaka, and is not located within an ONL, resulting in lower landscape sensitivity.

11.3 The submission seeks rezoning as well as amendments to the associated provisions relating to the RVZ. These include:

- (a) 16m height limit and 1000m² floor area for controlled activity buildings within the 'Hotel' area of 'Corbridge Structure Plan' for the site; and
- (b) 12m height limit for controlled activity buildings within the 'Visitor Accommodation' area of 'Corbridge Structure Plan' for the site.

Existing Landscape Character and Attributes

11.4 An expert landscape assessment has been provided as part of the submission by Mr Ben Espie of Vivian + Espie Ltd, which assesses the site as having the following landscape characteristics and attributes:

"In relation to landscape character, 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 where a lake is proposed. A number of tall mature shelterbelts break up the site and a network of farm tracks and fences cross it. While the land use is dominated by cultivated improved pasture, there are areas of remnant native vegetation. A collection of farm / utilitarian buildings (including a dwelling) are 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."

11.5 I generally agree with this landscape description, however I would note that due to the size of the site and comparatively limited amount of boundary or shelterbelt planting, there is an open landscape character with long distance views to the surrounding ranges available.

11.6 The surrounding context is predominately defined by agricultural land use (similar to the subject site), set within a broad valley basin. To the immediate north of the site is a sheer escarpment down to the Clutha River which provides a dramatic boundary to the north.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

11.7 Through my assessment of the submission and high-level analysis, I consider that there is limited capacity for the site to accommodate the type of development anticipated within the RVZ (as per both the notified provisions and the suggested amendments outlined within the submission). This is outlined further below.

11.8 The submission included a series of plans that illustrate the type of development being considered for the site. This included residential development, a golf course, and visitor accommodation facilities. These plans were complemented by a draft Structure Plan.

11.9 Whilst the structure plan allows for a landscape offset from SH6, the extent and type of development proposed is not sensitive to the site specific attributes and values envisaged within the RVZ.

11.10 In my opinion, the site specific attributes and characteristics which oppose the application of the RVZ include:

- (a) The site is not located within an ONL.
- (b) The localised proximity to Wanaka Airport, Albert Town and Wanaka township reduces the remoteness of the site. This is also exacerbated by the traffic movement along State Highway 6.
- (c) The site is not situated in a visually discrete location.
- (d) Although it has a number of attributes that contribute to potential development opportunities, the site is, in my opinion, not appropriate for RVZ without the assessment and determination and breakdown of landscape sensitivity areas across the site. Another zone may be more appropriate for the development envisaged for the property.

- (e) The site and surrounding properties have managed agricultural use and display a modified character.
- (f) The comparatively limited amount of vegetation along the site boundaries allows for a more open character with long distance views being available.

11.11 In order to assist in determining the appropriateness of the RVZ zoning, it is recommended that further landscape assessment is undertaken. This further assessment should determine and breakdown the site's landscape sensitivity ratings.

11.12 The recommended amendments to the provisions in relation to building height and site coverage (as outlined within Paragraph 11.3 above) are considered inappropriate for the RVZ zone. In my opinion, they are inconsistent with the purpose of the RVZ which seeks sensitive and sympathetic development, and activities which are "*at a limited scale and intensity*"¹¹.

11.13 The submission included a 'draft Structure Plan' illustrating the potential activity areas envisaged for the site. Although I commend this approach taken to date, and notwithstanding my acknowledgement of the development potential on this site, the structure plan would need to be refined to reflect the respective areas of varying landscape sensitivity.

11.14 This process will specifically identify the site's attributes and subsequently the opportunities and constraints for future development. This will assist in determining whether the appropriate areas for future development on the site, the appropriate provisions and subsequently the rezoning to RVZ.

11.15 I **oppose** the relief sought by submitter 31021.

12. JOHN & JILL BLENNERHASSETT (BARN PINCH FARM) (31053)

12.1 The John and Jill Blennerhasset submission relates to an area of land at 280 Wanaka-Mt Aspiring Road totalling 34.4ha and shown in red

outline in Figure 7 below (the **Blennerhasset site**). The Blennerhasset site is located between Lake Wanaka and Wanaka-Mt Aspiring Road and includes a house, an olive grove and an established wedding venue on the western outskirts of Wanaka township.

- 12.2** The site is currently zoned Rural Zone and the submission seeks to zone it as RVZ in its entirety. The submission argues that the rezoning of this site will provide for the growth and diversification of the visitor industry whilst avoiding, remedying and mitigation adverse effects on the ONL.
- 12.3** The site is located predominantly outside of an ONL, however a small fraction within the northern part of the site (adjacent to Lake Wanaka) is included within an ONL (refer Figure 7 below).

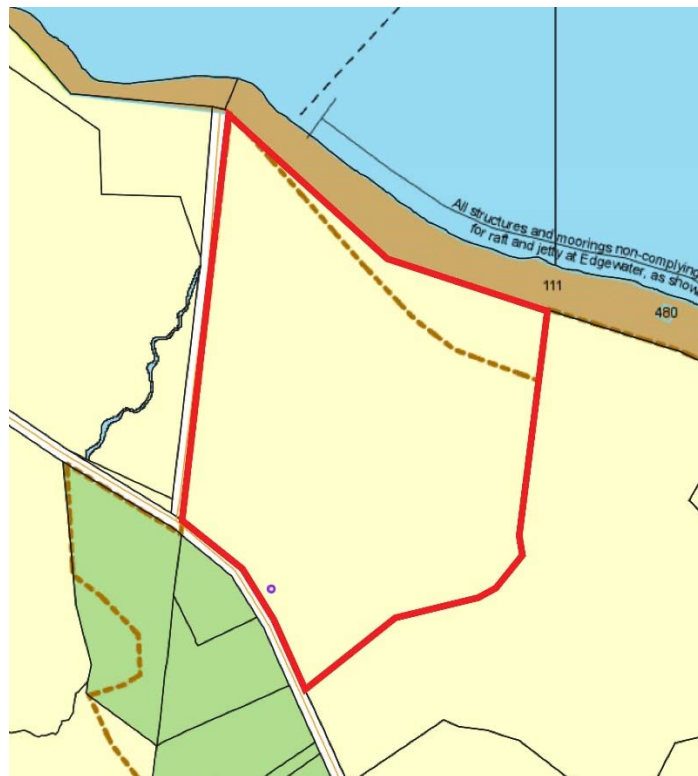


Figure 7: The site, including the extent of ONL within the 31053 submission site

Existing Landscape Character and Attributes

- 12.4** An expert landscape assessment has not been provided as part of the submission. However, the site is assessed to have the following landscape characteristics and attributes:

- (a) An open lake edge character due to its immediate adjacency and views over Lake Wanaka to the east.
- (b) It has a 'park like' feel with tree lined access paths, areas of kept grass and blocks of native and exotic vegetation.
- (c) The central topographical high point allows for long distance views over Lake Wanaka.
- (d) Aside from the central portion, the topography of the site gradually falls from south to north toward Lake Wanaka.
- (e) Clusters of vegetation cover (predominantly exotic) are apparent across the site.
- (f) There is a network of access tracks across the site, with occasional buildings predominantly set around the central topographical high point.
- (g) The site is only partially located within an ONL, associated with the lake edge.

12.5 The localised and wider setting of the site is characterised by Lake Wanaka and agricultural and viticulture land within a lake edge setting. The localised proximity of the Wanaka township to the east provides a developed backdrop to the lake and reduces the remoteness of the site.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

12.6 Following my assessment of the submission and high-level analysis, I consider that there is limited capacity for the site to accommodate the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace). In my opinion, the site specific attributes and characteristics which oppose the application of the RVZ include:

- (a) The localised proximity to the Wanaka township which reduces the remoteness of the site.
- (b) The site is only partially located within the ONL, along the lake edge to the north.
- (c) The site is not visually discrete. Across Lake Wanaka to the east are large areas of residential development that have

clear unimpeded views of the site. It is accessed from and fronts Mount Aspiring Road from the west.

- (d) Although there are areas of potential 'buildable' development sites, the sites character and use is highly modified, consistent with the land use on the adjacent properties.
- (e) Although it has a number of attributes that contribute to potential development opportunities, the site is, in my opinion, not appropriate for RVZ. Another zone may be more appropriate for the development envisaged for the property.

Summary

12.7 I oppose the relief sought by the submitter.

GIBBSTON RE-ZONING REQUESTS

13. GIBBSTON VALLEY STATION LTD (31037)

13.1 The Gibbston Valley Station Ltd submission relates to an area of land to the south of State Highway 6, in the Gibbston area shown in red outline on Figure 8 below. The site includes a large tract of rural land associated with the foothills of the adjacent ranges.

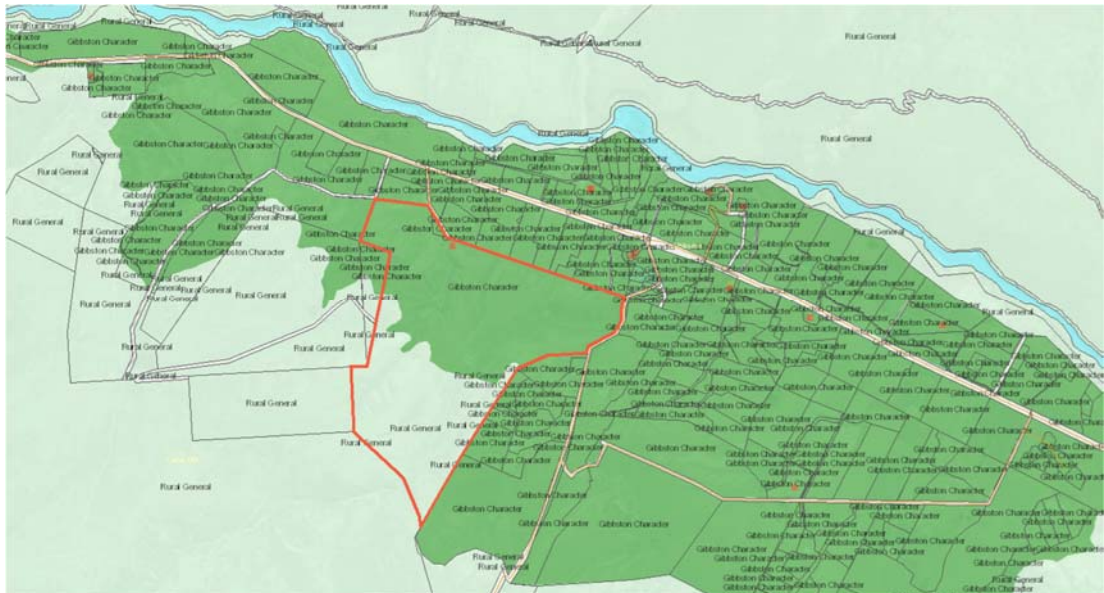


Figure 8: The 31037 submission site

13.2 The site currently has split zoning. The southern portion is zoned Rural Zone and the northern portion is zoned Gibbston Character Zone. The Rural area of the site is within an ONL. I acknowledge that ONL, ONF

and Rural Character Landscape categories do not apply to sites located within the Gibbston Character zone. As such, in relation to that part of the site zoned 'Gibbston Character', the ONL classification does not apply.

- 13.3** The submission seeks to zone the site as RVZ in its entirety.
- 13.4** The objectives¹² of the Gibbston Character Zone are to:
- (a) “Protect the economic viability, **character** and **landscape values** by enabling **viticulture** activities and controlling adverse effects resulting from **inappropriate activities**,
 - (b) Sustain the life supporting capacity of **soils**,
 - (c) Safeguard the life supporting capacity of **water** through the integrated management of the effects of activities, and
 - (d) Encourage land management practices that recognise and accord the **environmental sensitivity** and **amenity values** of the Gibbston Character zone”. (**emphasis added**)
- 13.5** These are important provisions to take into account when assessing the appropriateness of the proposed rezoning of the Gibbston Character Zone portion of the site.
- 13.6** The submission argues that the location of the site within a highly desirable and popular destination, alongside its adjacency to the recently adopted Gibbston Valley Resort Zone (I understand confirmed by way of a consent order issued by the Environment Court) results in the site being better suited for RVZ.

Existing Landscape Character and Attributes

- 13.7** An expert landscape assessment has not been provided as part of the submission. However, the site is assessed to have the following landscape characteristics and attributes:
- (a) It has an open, remote and exposed character with long distance views afforded to the surrounding ranges.

12 Refer Chapter 23 'Gibbston Character Zone' of the PDP.

- (b) The site has varied topography with steep escarpments and catchments, and upper terraces. These areas are visually contained and read as separate elements to the adjacent landscape to the north, associated with the Gibbston Valley vineyard and State Highway 6. This is due to the elevated position of the site.
- (c) Camp Creek traverses through the site providing an incised catchment.
- (d) Catchments are prominent and well vegetated, with peaks and plateaus comprising more sporadic cover.
- (e) The site is set back from State Highway 6 reinforcing its remote character.

13.8 The localised and wider setting of the site is characterised by agricultural and viticulture land uses set within a valley basin / corridor. Viticulture land use is prominent within the locality and within the Gibbston Character Zone. The landscape becomes increasingly remote and exposed to the south upon the approach to the adjacent ranges.

Is there a reasonable ‘fit’ for RVZ from a landscape perspective?

13.9 Through my assessment of the submission and high-level analysis, I consider that there could be capacity for the site to accommodate the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace) subject to the provision of a detailed landscape analysis and assessment (as outlined below).

13.10 In my opinion, the site specific attributes and characteristics which support the RVZ include:

- (a) The remote and rural character of the site provided by the generally elevated and isolated location of the site.
- (b) Although a large site, there are visually discrete pockets.
- (c) The upper reaches of the site are relatively unmodified.

- (d) The topography of the site allows for contained areas of potential development 'buildable' sites as anticipated by the RVZ.
- (e) The site is partially located within an ONL. The development anticipated by the RVZ has capacity to complement and align with the objectives of the Gibbston Character Zone.

Requirement for detailed landscape analysis and assessment required

- 13.11** In my opinion, detailed landscape analysis and assessment is required to provide a basis and justification to the potential future development opportunities and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate 'mechanism' and response for applying the RVZ in this location.
- 13.12** The landscape assessment should determine the site's landscape sensitivity rating(s), should a single determination not apply to the whole site. This is a critical component of the analysis as this will provide a basis for the potential activity status of future development, and therefore its appropriateness in relation to the RVZ provisions. My concern is that, due to the landscape sensitivity rating, future development opportunities arise as a result of the notified provisions that could result in adverse landscape effects, e.g. excessive building coverage and / or building appearance that is inappropriate for the site in this setting.
- 13.13** The assessment will also provide specific identification of the site's attributes and subsequently the opportunities and constraints and locations for future development – reflecting the sites landscape sensitivity rating(s). This will assist in determining whether the site is appropriate for rezoning to RVZ, and the potential future development related to the associated provisions.
- 13.14** Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

13.15 Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

14. **CARDRONA CATTLE COMPANY LIMITED (31039)**

14.1 The Cardona Cattle Company Limited submission relates to an area of land to the west of Kawarau River, Victoria Flats, shown in red outline on Figure 9 below (**CCC site**).

14.2 As part of the Stage 3 rezoning submissions I undertook an assessment of this site for rezoning to General Industrial zone (GIZ) – Cardrona Cattle Company (3349). The CCC site identified for GIZ zoning as part of that submission was larger than that proposed for this RVZ submission.

14.3 In relation to the relief sought in that submission, in my opinion the GIZ zoning is inappropriate for the site.

14.4 The CCC site includes rural / agricultural land located between areas of steep topography within the southern area of Victoria Flats.

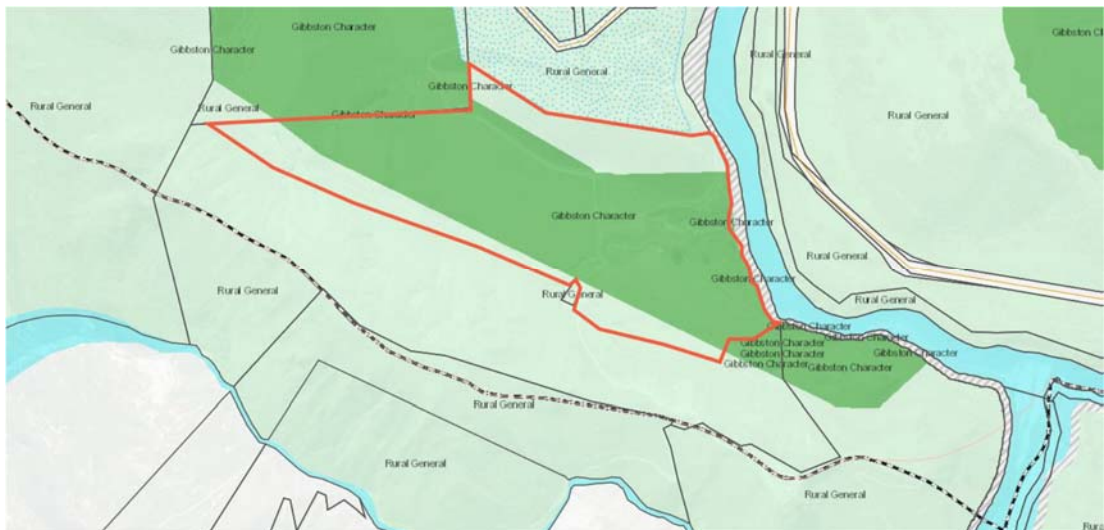


Figure 9: The 31039 submission site

14.5 The site is predominantly zoned Gibbston Character Zone, with the northern and southern reaches of the site being zoned Rural. The Rural area of the site is located within an ONL. I acknowledge that the

landscape categories do not apply to sites located within the Gibbston Character zone. As such, in relation to that part of the site zoned 'Gibbston Character', the ONL classification does not apply.

14.6 The submission seeks to zone it as RVZ in its entirety.

14.7 The submission argues that the site's characteristics, attributes and location result in the Rural Visitor Zone being more appropriate than the current Rural zoning.

Existing Landscape Character and Attributes

14.8 An expert landscape assessment has not been provided as part of the submission, although a description of the existing environment (specifically the Victoria Flat) is provided within the submission¹³. However, the site is assessed to have the following landscape characteristics and attributes:

- (a) It has an open, exposed and remote character, with rising topography immediately to the north and south and the Kawarau River to the east providing a degree of separation from the localised Victoria Flats setting.
- (b) The site has gently undulating topography in the southern part of the site, with steeply rising topography in the northern reaches associated with the isolated spur.
- (c) The Kawarau River forms the sites eastern boundary.
- (d) The site is of an open character with views to the surrounding ranges.
- (e) The site is largely devoid of vegetation, with sporadic and intermittent cover apparent across the site. The land use is predominantly pastoral.
- (f) The eastern reaches of the site have been modified with a series of tracks and buildings evident.
- (g) The site's surrounding topography provides a degree of separation and containment from the localised Victoria Flats setting.

13 Refer Paragraph 8(c) of submission 31039.

- 14.9** The localised and wider context of the site is in part characterised by the basin topography of the Victoria Flats, enclosed by the surrounding ranges. Land use within the basin varies between rural, the landfill activity and a rock excavation operation. There are few buildings are apparent within the localised setting, with almost all land uses resulting in ground level or below ground activities.
- 14.10** The surrounding ranges remain undeveloped and natural in character. Although, a powerline and pylons traverse the slopes to the west of the site.

Is there a reasonable ‘fit’ for RVZ from a landscape perspective?

- 14.11** Following my assessment of the submission and high-level analysis, I consider that there could be capacity for the site to accommodate the type of development anticipated within the notified RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace) subject to the provision of a detailed landscape analysis and assessment (as outlined below).
- 14.12** In my opinion, the site specific attributes and characteristics (including opportunities and constraints) which support the Rural Visitor Zone include:
- (a) The site is of a remote character and location and is contained by topographical features.
 - (b) The site is visually and physically contained by the localised topography, with only passing views available from State Highway 6 to the east, allowing for potential sensitively designed development anticipated by the Rural Visitor Zone.
 - (c) The favourable topography within the site allows for considered and sensitive ‘buildable’ development areas anticipated by the Rural Visitor Zone.
 - (d) The site displays a modified character.
 - (e) The development anticipated by the RVZ has capacity to complement and align with the objectives of the Gibbston Character Zone.

14.13 The existing zoning of the site, Gibbston Character Zone, seeks viticulture and commercial activities based upon favourable soils, the microclimate and availability of water.

Requirement for detailed landscape analysis and assessment required

14.14 In my opinion, a detailed landscape analysis and assessment is required to provide a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate 'mechanism' and response for applying the RVZ in this location.

14.15 The landscape analysis should provide an assessment from a suitably qualified expert to determine the site's landscape sensitivity rating (not provided within the submission). This is a critical factor in determining the activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning. My concern is that, due to the landscape sensitivity rating, future development opportunities arise as a result of the notified provisions that could result in adverse landscape effects, e.g. excessive building coverage and / or building appearance that is inappropriate for the site in this setting.

14.16 Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

14.17 Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

REZONING REQUESTS OTHER THAN THOSE CURRENTLY RURAL ZONE OR GIBBSTON CHARACTER ZONE

15. MATAKAURI LODGE LTD (31033)

15.1 The Matakauri Lodge Ltd submission relates to an area of land at 569 Glenorchy – Queenstown Road accessed off Farrycroft Row, shown in orange outline in Figure 10 below (**Matakauri site**). The site is 3.5994ha.

15.2 The site includes an established visitor accommodation operation which includes multiple buildings which look over Lake Wakatipu (to the south) and provides small scale ancillary activities which complement the accommodation such as events hosting and public dining.



Figure 10: Submission 31033 site

15.3 The Matakauri site is currently zoned Rural Lifestyle Zone and the submission seeks to zone it as RVZ in its entirety. The submission argues that the established use of the site, which has been in operation since the late 1990s, relates more to the provisions outlined within the Rural Visitor Zone than the Rural Lifestyle Zone.

Existing Landscape Character

15.4 An expert landscape assessment has not been provided as part of the submission. However, the site is assessed to have the following landscape characteristics and attributes:

- (a) The site has a modified, partly developed (and maintained) landscape relating to the established visitor accommodation on the site.
- (b) It has a remote and tranquil character (albeit modified), with clusters of buildings set within a mature landscape setting.
- (c) The site has gently sloping topography (south-eastern aspect) on the lake edge which provides views across Lake Wakatipu and the ranges to the south.
- (d) Farrycroft Row (access road) traverses the northern boundary of the site.
- (e) It is located within an ONL.

15.5 The localised and wider setting of the site is characterised by a densely vegetated lake edge (including established pine species and native species) with residential houses dispersed across terraces on the rising slopes and ridgelines, notably to the north east.

Is there a reasonable 'fit' for RVZ from a landscape perspective?

15.6 Through my assessment of the submission and high-level analysis, I consider that there could be capacity for the site to accommodate the type of development anticipated within the RVZ (with a site coverage and external building appearance standard in place, as recommended within the evidence of Ms Grace) subject to the provision of a detailed landscape analysis and assessment (as outlined below).

15.7 In my opinion, the site specific attributes and characteristics which support the Rural Visitor Zone include:

- (a) Its location within an ONL.
- (b) The established land use of the site. Although modified and managed the layout and arrangement of the existing visitor accommodation built form (in conjunction with the vegetation patterns) is sensitive to the surrounding landscape.

- (c) The visually discrete nature of the site in relation to views from Glenorchy-Queenstown Road due to intervening topography and vegetation.
- (d) The established vegetated setting both within and surrounding the site.
- (e) The degree of separation between the site and Glenorchy-Queenstown Road provides a degree of remoteness.

Requirement for detailed landscape analysis and assessment required

15.8 In my opinion, a detailed landscape analysis and assessment is required to provide a basis and justification to the potential future opportunities that may arise, and to determine whether the proposed RVZ rezoning request is appropriate and that there are adequate controls for this location. This information will be helpful in guiding the most appropriate 'mechanism' and response for applying the RVZ in this location.

15.9 The landscape analysis should provide an assessment from a suitably qualified expert to determine the site's landscape sensitivity rating (not provided within the submission). This is a critical factor in determining the activity status, and therefore the building and site coverage standards in relation to the appropriateness of the RVZ zoning. My concern is that, due to the landscape sensitivity rating, future development opportunities arise as a result of the notified provisions that could result in adverse landscape effects, e.g. excessive building coverage and / or building appearance that is inappropriate for the site in this setting.

15.10 Details of the requirements of the landscape analysis and assessment are outlined within **Section 16** of this evidence.

Summary

15.11 Unless the submitter undertakes the recommended landscape analysis and dependent on the outcomes of the analysis, I confirm that there is insufficient information and I **oppose** the RVZ rezoning relief sought.

16. REQUIREMENT FOR FURTHER DETAILED LANDSCAPE ANALYSIS AND ASSESSMENT

16.1 A number of the submissions outlined within this statement of evidence require detailed landscape analysis and assessment to be undertaken in order to provide a basis and justification, and to determine whether the RVZ rezoning requests are appropriate. This information is in my view necessary in guiding the most appropriate ‘mechanism’ and response for applying the RVZ. As a minimum the following should be prepared:

- (a) Scaled aerial photographs with detailed contour mapping of the site and its immediate context.
- (b) Detailed site analysis, commentary and mapping in relation to the identification and description of:
 - (i) The site’s existing character and its landscape attributes;
 - (ii) The site specific constraints on site relating to the landscape;
 - (iii) The site’s opportunities in relation to future development.
- (c) Outline, description and mapping of the *landscape sensitivity* rating of the site.
- (d) Site mapping in relation to specific future development opportunities relating to the proposed RVZ (e.g. site specific future development areas and potential ‘buildable’ locations), taking into account sites landscape attributes and sensitivities.
- (e) Contextual panoramic photographs of the site with the extent of the proposed RVZ clearly identified on each photograph.
- (f) Analysis and assessment of the site’s visibility (visual amenity values and assessment).
- (g) In accordance with the decision of the Environment Court regarding Topic 2.2, for sites within an ONL, commentary with regard to the landscape values and character of the site and its setting and how the re-zoning will protect these.
- (h) Again, in accordance with the thinking set out in the Topic 2.2 decision, for sites within an RCL, commentary with regard to

the landscape character and amenity values of the site and its setting and how the re-zoning will maintain and / or enhance these.

A handwritten signature in black ink, appearing to read 'M Jones', with a stylized, cursive script.

Matthew Jones

18 March 2020