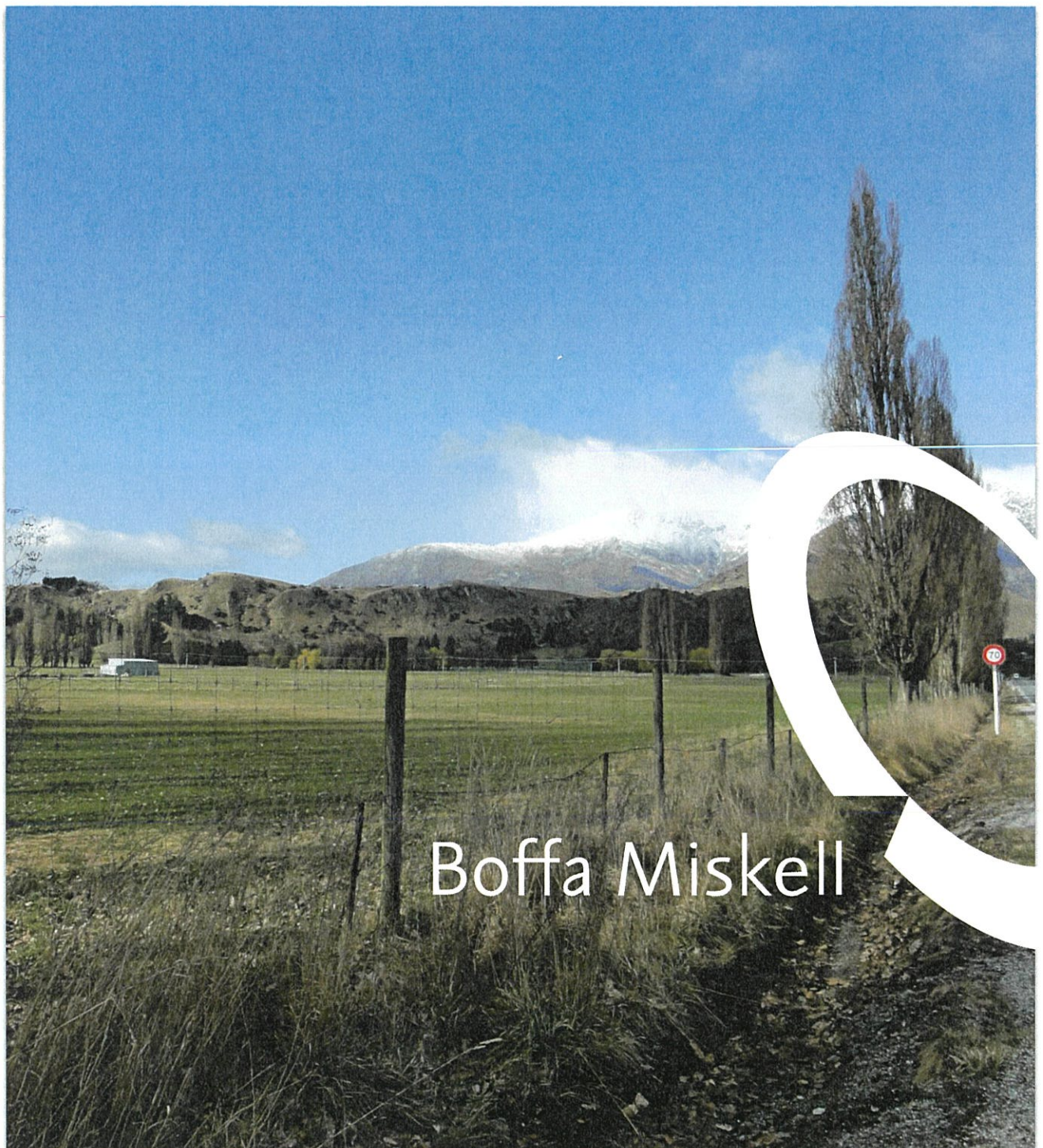


Proposed Rural Lifestyle Zone A (Hogans Gully)
Zone
Assessment of Landscape and Visual Effects

October 2015



Boffa Miskell

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Background and Approach

Boffa Miskell Limited (BML) has been commissioned to assess the landscape and visual effects of the development that would be enabled under the proposed Rural Lifestyle Zoning for land located on the corner of Hogans Gully and the Arrowtown-Lake Hayes Roads.

It is noted that BML provided advice on the proposed rezoning, including the proposed rules and measures required to mitigate any landscape effects, during the formulation of the proposal.

A zone plan has been prepared by Darby Partners (see **Figure 2** of the Graphic Attachment). The proposed design and mitigation measures, are described in this report, in so far as they are relevant to this assessment.

A site visit was undertaken to assess the existing landscape on and surrounding the site, as well as the potential visibility of the proposal in relation to existing development and from public viewpoints. These on-site investigations were carried out on Sept 7 2015. The photographic record forms part of the landscape assessment (refer to the supporting **Graphic Supplement for Proposed Rural Lifestyle Area A**).

A description of the existing landscape character of the Site and surrounding landscape, including the land cover and existing development, forms the first part of the landscape assessment. Secondly, a landscape assessment is provided, which is based on the visibility analysis. The assessment provides a short description of the landscape's potential to absorb change in terms of visibility as well as the potential effects on the character of the landscape that may arise as a result of development enabled by the proposed rezoning occurring.

A review of the proposed District Plan provisions relating to landscape is included in this assessment. A review of the proposed Zone provisions that will apply to the Site if the proposed rezoning is confirmed is also provided to ensure that the appropriate landscape outcomes can be achieved.

Description of the Existing Environment

Site Location

The Site is located in the north eastern corner of Wakatipu Basin, on the south western side of the Arrowtown township. The Site is part of a larger landholding, which includes the Hills golf course. The larger landholding is a triangular shaped property encompassing a total of 190 hectares and extends between Arrowtown-Lake Hayes Road in the west to McDonnell Road in the east, and Hogan Gully Road in the south. The site of the proposed Rural Lifestyle Zoning, the subject of this report, is approximately 20ha and is located at the intersection of Hogans Gully and Arrowtown-Lake Hayes Roads, within the south-western corner of the larger landholding.

Existing Landscape Context and Character Values

The surrounding topography of the north eastern corner of Wakatipu Basin is varied and of high visual diversity. Arrowtown Township is contained to the east by the slopes of the Crown Range Terrace and to the north by Brow Peak/German Hill. The township is nestled below the slopes along the Arrow River, which enters the Wakatipu Basin at this point. The small-scale glacial landform of Feehly Hill, with its popular scenic reserve, lies to the north of the Site property, adjacent to the developed areas of Arrowtown.

The existing Millbrook Resort and golf course is located on the western side of Arrowtown-Lake Hayes Road. The design of the landscaping within the resort has similarities to the Hills' golf course, and the rolling terrain provides similarly manicured but diverse landscape characteristics.

The Arrowtown escarpment extends along the township and along its southern part it forms the current urban boundary for the township. This prominent landscape feature contains residential development along the northern 900 metres of McDonnell Road, which creates a strong residential character along this stretch of road. South of this developed section the road extends through a more rural landscape¹, with views to prominent dwellings along the top edge of the escarpment.

The Hills golf course which is located on the western side of McDonnell Road, contains varied terrain with clusters of exotic and native trees and shrubs, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. The setting is of high aesthetic quality and designed and maintained to the highest standards. While significant earthworks have occurred as part of the establishment of the golf course, the appearance of the property provides a high level of visual amenity and a semi-rural outlook for Arrowtown residences located along the western escarpment of the township (Cotter Ave and Advance Terrace).

The Hills golf course also contains a number of existing dwellings on the southern and eastern side of the property. These buildings are predominantly set within well-established clusters of vegetation and are difficult, if not impossible to see from outside the property.

The south eastern corner of the larger landholding property, on the intersection of Arrowtown-Lake Hayes Road and Hogans Gully Road, comprises a block of land that is visually separated from the Hills golf course, by a distinctive change in elevation. This area is proposed to be zoned Rural Lifestyle, and is the subject of this landscape assessment, (referred to throughout this report as Proposed Rural Lifestyle Area A).

Site Appraisal (Proposed Rural Lifestyle Area A)

The Proposed Rural Lifestyle Area A (also referred to as the Site in this assessment) is an approximately 20 hectare area of pastoral land that is roughly rectangular in shape and, as previously noted, is bounded by the Arrowtown- Lake Hayes Road to the west and Hogans Gully Road to the south.

¹ Although it is noted that a recent Environment Court decision (Decision [2015]NZEVC 25 *Cook Adam Trustees Limited & R Monk v Queenstown Lakes District Council*) has approved an area known as Arrowtown Special Zone, which encompass a 30ha area south of Arrowtown along the eastern side of McDonnell Road below Advance Terrace where urban density residential dwellings will be located.

The base of a small terrace rising to the north forms of the northern boundary of the Site. To the east, the boundary extends along a post and rail fence which separates two paddocks and connects with a vegetated boundary associated with an adjacent residential dwelling, accessed off of Hogans Gully Road.

The Site is broadly flat, however the terraces to the north assist in curtailing views towards the Site to varying degrees. These terraces currently contain residential dwellings that are largely out of view from stretches of Arrowtown- Lake Hayes Road due to the screening landform.

The Site does not contain any buildings, other than a small agricultural shed. A line of poplars partially divides the Site unevenly in two close to the Site's eastern boundary.

Proposal Description

In summary, the proposal is to rezone the Site from Rural (under the Operative District Plan) to a Rural Lifestyle Zone. This zoning would enable the creation of up to 10 lots at 2 hectare average density subject to subdivision consent being obtained.

The topography of the Site is flat farmland, with the terrace escarpment rising to the north of the Site towards the Hills golf course. To the west, on the other side of Lake Hayes Road is zoned Rural Residential and Rural General in the operative District Plan. To the south, on the other side of Hogans Gully Road is zoned Rural Lifestyle.

The proposal Rural Lifestyle zoning seeks to continue the existing settlement pattern in the area. As noted, this zoning would allow up to 10 lots at 2 hectare density. Dwellings would be allowed up to 8m in height, and would be subject to the design requirements in the Proposed District Plan relating to building materials and colours, building size, and setbacks, and to QLDC's Guide to Suitable Building Colours and Materials in Rural Zones².

It is proposed that as part of the subdivision consent, a subdivision plan will identify buildings platforms, internal lot boundaries and access ways. In addition, a Landscape Management Plan will be required to show the planting framework. This plan will include the Landscape Amenity Management Area (LAMA) as indicated on the proposed structure plan. This area is 112m in width to the east of the proposed access to the Hills Resort Zone (which is addressed in a separate report), and 75m width to the west.

The purpose of the LAMA is to preserve views of the surrounding landscape from public roads while partially screening, or visually softening proposed dwellings through landscape treatment. The setback also allows a zone of open space / landscaping to ensure that dwellings will not be overly prominent or close to the road and preserves rural character.

Landscape treatment within the LAMA is intended to include predominantly deciduous tree and hedge planting, with no dwellings to be located in this area. The Landscape Management Plan will ensure that the planting will be rural in character rather than an overly domesticated appearance.

² <http://www.qldc.govt.nz/assets/Uploads/Forms/Resource-Consents/FAQs-and-Guides/QLDC-Guidance-Documents/Light-Reflectance-Feb15.pdf>

Assessment of Landscape and Visual Effects

The following sections address the potential landscape and visual effects of the proposed rezoning, assuming the land is developed in accordance with that zoning. The assessment provides:

- (i) A description of the Site's ability to absorb change based on existing landform and vegetation;
- (ii) An analysis of potential visibility from public and private places;
- (iii) An assessment of recommended mitigation and enhancement measures to address any potential landscape and visual effects; and
- (iv) Finally, a conclusion about the anticipated landscape effects is drawn.

Assessment of Effects on Landscape Values

In general terms, landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine the effects of the change on landscape character and quality, rural amenity and on public and private views.

In this assessment the potential effects are based on a combination of the landscape's sensitivity and visibility (i.e. its ability to absorb change) and the nature and scale of the proposed development.

Particular effects considered in this assessment are:

- Effects on landscape and rural character (i.e. 'landscape effects');
- Visual effects from private and public locations (i.e. 'visual effects').

Several mitigation measures form part of the proposal, which are based on recommendations made by BML and Darby Partners during the formulation of the proposal, to address potential landscape and visual effects. The proposed mitigation mainly consists of a LAMA with native and exotic plantings, which have been described in the outline of the proposal, along with controls on building design and materials etc. The implementation of these measures has been taken into account when reaching conclusions on landscape and visual effects.

Landscape and Rural Character

In general terms, landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the unique sense of place of different areas of the landscape.

The analysis of landscape character sensitivity is based on judgments about sensitivity of aspects of landscape character most likely to be affected by a proposal.

These aspects include natural and cultural factors, quality/condition of the landscape and aesthetic factors.

Visual sensitivity means the visibility of an area, as well as the nature and extent of the population likely to visually experience the area.

In terms of this proposal, the Site is in a contained location between Arrowtown and Lake Hayes, within a predominantly rural residential environment (Rural Residential Zoning on Speargrass Flat Road and Rural Lifestyle zoning on the opposite side of Hogans Gully Road.).

The broader basin landscape is characterised by a mix of land uses, comprising golf courses, the Arrowtown township, rural agricultural land and a mix of rural residential developments.

There are numerous roads that traverse this area, all of which retain relatively high levels of amenity.

The landscape is gently undulating, accentuated by pockets and stands of vegetation. The openness of the wider landscape is aligned with other typical rural landscapes found throughout the district.

The existing topography and vegetation assist in controlling views throughout this predominantly rural residential landscape. The rural character is also under transition, where new developments are further changing the characteristics of this eastern Wakatipu Basin landscape.

Based on the underlying character of the area, and noting its transition, it is considered that the proposed rezoning of the Site is appropriate from a landscape and rural character perspective for several reasons, namely:

- The Site, as outlined above, lies relatively close to Arrowtown, within a part of the wider landscape of the Wakatipu Basin, where a mix of rural residential and other rural-related activities occur together;
- The Site is relatively visually contained, due to its location at the base of a small escarpment which blocks views to the Site from north and east. The existing vegetation and shelterbelt plantings on surrounding properties assists in curtailing private views from the Speargrass Flat area.
- The proposed 75m and 112m LAMAs along with the proposed controls on the density of the development (2ha average lot size) will assist in maintaining the openness of the Site when travelling on the Arrowtown- Lake Hayes Road. Clustered tree and shrub planting is anticipated in a naturalistic patterns amongst grass and tussocks in the Landscaping Areas. This, along with the design measures required under the Rural Lifestyle zoning will assist with absorbing the proposal into its landscape setting and maintaining the openness of the area;
- Rural Residential subdivision is not an uncharacteristic land use activity in the locality.

Notwithstanding the above, if the proposed rezoning of the Site is confirmed, there will be a change in the landscape character of the Site, however it is considered the change will not be out of character with the surrounding area, for the reasons described above.

In order to reduce the potential visual impact of the proposal, a wide landscaped setback for dwellings (LAMA) is proposed from the adjacent roads. Here, tree and shrub planting is proposed which will assist in screening the houses to varying degrees whilst maintaining high levels of openness. No linear screen planting is proposed in this area, as it would reduce the openness of the Site and views beyond.

It is considered that the landscape and rural character effects of the rezoning would be of a similar nature to change that has already occurred along Speargrass Flat Road, and which will inevitably

occur on the opposite of Hogans Gully Road under the Rural Lifestyle zoning which applies to that land. This part of the Wakatipu Basin is visually contained by landform and the change, would not impact on the landscape values experienced within the wider basin.

Visual Amenity

In general terms, visual amenity effects are influenced by a number of factors including the nature of the proposal and the landscape's absorption capability, and the character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

Visual sensitivity covers the visibility of an activity area as well as the nature and extent of population likely to visually experience the area (e.g. private/ public viewpoints).

In terms of this proposal, to assist with determining the visibility of the Site, a series of **Site Context Photographs 1-4** have been taken from areas that can be publicly accessed. These include roads and elevated walking/biking tracks. The photos were taken during winter, when the deciduous trees are not in leaf, therefore maximising the Site's visibility. These are contained within the Graphic Supplement attached to and forming part of this report.

Two representative elevated viewpoints around Arrowtown (Feehly Hill and top of Tobins Track on the Crown Terrace) were assessed and assumptions about visibility from private properties were made based on an assessment from nearby public viewpoints, such as roads.

While the majority of the Site is reasonably contained and much of the proposed development will be screened by landform or vegetation when viewed from surrounding roads, other parts will be visible from different viewpoints, including long distance elevated views such as Tobins Track. The visibility analysis is informed by the mapping of the Zone of Visual Influence (ZVI), prepared by Darby Partners (Refer Graphic Attachment to Master Planning Report).

However, the on-site investigations carried out for the assessment (7 October 2015), form the primary basis for the visibility analysis. Findings from the visibility analysis form the basis for the assessment of visual effects.

The descriptors used for this visibility analysis are as follows:

Viewpoint distances:

- Long distance: more than 1.0 km (e.g. top of Tobins Track)
- Mid distance: 500m – 1.0km (e.g. some of the surrounding houses)
- Short distance: less than 500m (e.g. Hogans Gully Road, Arrowtown-Lake Hayes Road)

Visibility:

- Low: viewed from mid to long distance, partly visible (less than half of the building)
- Medium: viewed from mid distance, partly visible (more than half of the building)
- High: viewed from short to mid distance, partly or fully visible (more than half of the building)

Visual Effects from Private Houses

An assessment of the visual prominence of the proposal from existing houses or groups of houses that abut or are within a close distance to the Site was undertaken. This assessment assigned a degree of effect, based on the following:

- Visibility and proximity to the Site (in particular to the nearest built up edge within the Site).
- The apparent orientation of the existing house from where the view is gained.
- The nature of the view including any existing or proposed vegetation that might provide full or partial screening of views to the Site; and
- The assessment is based on observations from public roads and use of aerial photos, as no visits were made to the existing houses in proximity of the Site. The assessment also takes into account the planting proposed to be undertaken/required and assumes that vegetation will mature over time providing added mitigation or screening.

Visual prominence was assessed on a five point scale as follows:

- Very low or negligible.
- Low or less than minor.
- Moderate.
- High.
- Very high.

There are a number of houses located within proximity of the Site. These houses are referenced by letters on **Figure 4** of the Graphic Supplement. These include residences to the west of the Site (Houses A & B) located off Speargrass Flat Road, those to the south (Houses C, D and E), those to the north (Houses F and G as well as House H which is located within the Hills golf course area, as well as the house located to the immediate east of the Site (House I). Longer distance views are also obtained to the Site from elevated parts of Tobins Track/ northern Crown Terrace (but not from the Crown Range Road).

Of those properties located on the flat land to the immediate west of the Site (i.e. along Speargrass Flat Rd, beyond Arrowtown- Lake Hayes Road – Houses A and B), all are surrounded by mature vegetation, which curtails views towards the Site.

Much of this curtailing of views by mature vegetation located along property boundaries also affects the visibility of the Site from houses to the south and, to varying degrees from houses to the immediate north when observing the Site. Regarding the houses to the South (Houses C, D and E) all are set back from Hogans Gully Road, where intervening vegetation and terrain assists in screening the Site. It is unlikely that existing dwellings on the southern side of Hogans Gully Road would gain views of the proposed development area within the Site (i.e. beyond the LAMA), due to topographical variation. Furthermore, these properties are located approximately 400 metres from the southern boundary of the Site and existing vegetation is also present along much of their boundaries, also assisting in curtailing views.

The elevated houses to the north (Houses F, G and H) will potentially receive glimpsed views towards the Site, however, due to their setback from the edge of the terrace, views will be limited. Property H

is located within the Hills golf course area property and surrounded along its southern boundary by mature vegetation which assists in curtailing views towards the Site.

To the immediate east of the Site is a lifestyle property (House I) which is set back approximately 70 metres from Hogans Gully Road. This house is illustrated in Figure 6, **Site Context Photograph 3**. Although vegetation assists in partially screening this property, the house is evident from the Site, and orientates towards the Site. Due to the close-distance of this property and its lack of screening, it is envisaged that this property will experience moderate visual effects. There is an opportunity to mitigate this by softening the view by plantings within the LAMA.

In long distance views (over 3km), elevated views, such as those from the top of Tobins Track (refer to Figure 6, **Site Context Photograph 4**), the Site will appear as a small component of the larger panorama. Visual effects are considered to be negligible from these viewpoints.

Visual Effects from Roads – Hogans Gully Road

Open transitory views are obtained of the entire Site from the western extent of Hogans Gully Road (only approximately 570m) due to currently limited or no screening from vegetation or topography along the Site boundary. When travelling west-bound along Hogans Gully Road from the east, there are a number of houses that are accessed off this road, including House I. House I, along with topographical variation and boundary planting, assist in partially screening of views towards the Site. Essentially the Site comes into view as one passes the House I to the east of the Site. A typical view past this property to the Site is **Figure 6, Site Context Photograph 3**.

Given these transitory views, with the proposed LAMA in place, it is considered that the visual effects from Hogans Gully Road will be moderate along a 570m long stretch (i.e. adjacent to the Site's southern boundary) but reducing to minor as the vegetation in the LAMA matures.

Visual Effects from Roads – Arrowtown – Lake Hayes Road

When travelling north along the Arrowtown-Lake Hayes Road, the Site comes into view at the entrance way to House C, some 300m south of the intersection with Hogans Gully Road and Speargrass Flat Road. Views to the Site south of this point are curtailed by intervening trees and topographic variation.

When travelling southbound, a gentle bend in the road, coupled with intervening terrain and mature trees planted along the eastern side of the carriageway, prevent views of the Site from being obtained until one reaches the boundary of the Site. Figure 5, **Site Context Photograph 1** illustrates the first open view one receives when travelling south bound of the Site. Figure 5, **Site Context Photograph 2** illustrates a view further southwards from **Site Context Photograph 1**, demonstrating the open nature of the boundary.

The total visible extent of the Site from Arrowtown- Lake Hayes Road is approximately 700m traveling in either direction. Due to the open eastern boundary of the Site, direct views are obtained across the Site, with only a small cluster of existing mature polar trees providing any screening.

With the LAMA in place, it is considered that the transitory visual effects from this road will be moderate along the 700m long stretch of road where development on the Site would be visible.

Visual Effects from other Roads

Views towards the Site from Speargrass Flat Road are, on the whole truncated due to vegetation flanking both sides of the Road. It is only at the last 70 metres or so when the Site becomes partially apparent. Transitory visual effects are therefore considered to be less than minor from this road.

Visual Effects Summary

Based on the visibility analysis, it is considered that due to the Site's relatively confined setting, on flat land at the base of a small escarpment, views are limited to the immediate context, including short sections of Arrowtown- Lake Hayes Road and Hogans Gully Road. Intervening vegetation and topographical variation assist in reducing visibility.

Of the residential properties likely to have views of the future development on the Site, only the house to the immediate east of the Site (House I) will experience moderate visual effects, principally due to its close location to the Site and due to the lack of existing vegetation screening views. The moderate effect rating takes into account that the 112m wide LAMA which will assist to keep any new houses in the proposed Rural Lifestyle zone away from this property's immediate boundaries, ensuring that the proposed houses are set back from the house and that views to built form are softened by vegetation and plantings.

The effects on long distance views from Tobins Track (over 3km away) are negligible, as the Site will appear as a small component to the overall panorama and be seen as part of the broader landscape, as illustrated in **Site Context Photograph 4**.

Statutory Context

In accordance with Section 32 of the Resource Management Act 1991 ('RMA'), this part of the report addresses the following statutory documents which are relevant to the assessment of this proposal (as relevant):

- Part II of the RMA;
- The Proposed Queenstown Lakes District Plan;
- The provisions of the proposed Rural Lifestyle Zone.

Part II of the RMA

Part II of the RMA sets out the purpose and principles of the Act (Sections 6-8). Section 6 requires the matters listed in the section to be recognised and provided for as "matters of national importance". The only section 6 matter potentially of relevance to this proposal is:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.*

There are no outstanding natural landscapes or features within or close to the Site. Therefore there are no matters of national importance relevant to this assessment.

Section 7 of the RMA identifies “other matters” to which particular regard must be had when assessing this proposal.

The section 7 matters considered potentially relevant to this proposal are:

- (b) *The efficient use and development of natural and physical resources.*
- (c) *The maintenance and enhancement of amenity values.*
- (f) *Maintenance and enhancement of the quality of the environment.*

These matters are discussed below within the assessment of the objectives and policies of the Proposed Plan as notified, and the provisions of the proposed Rural Lifestyle Zone.

Proposed District Plan (as relevant)

Chapter 3 Strategic Directions:

Relevant objectives and policies under 3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development

3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development.

Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

Objective 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

Policy 3.2.5.4.1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

Policy 3.2.5.4.2 Provide for rural living opportunities in appropriate locations.

Objective 3.2.5.5 Recognise that agricultural land use is fundamental to the character of our landscapes.

Policy 3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.

The existing environment comprises a mix of land uses, including golf courses, the Arrowtown township, rural agricultural land and a mix of rural residential style developments.

The location of the Proposed Rural Lifestyle Area at the foot of a small local escarpment and at the junction of two roads on flat land, coupled with generous landscape set-backs, has the potential to absorb development without detracting from the broader landscape and visual amenity values. The LAMA will ensure that the proposed dwellings are at sufficient distance from principal viewing areas (i.e. roads). The 2ha average lot size for dwellings will provide a similar landscape character to the existing developments along Speargrass Road, and future development on the opposite side of Hogans Gully Road.

It is acknowledged that there is a finite capacity for residential activity in rural areas. The Site is located within an area where there is existing residential development, and contained by both

vegetation and topographical variation. It is considered that whilst the openness of the Site will be affected by the proposed development, it will be affected at only a local degree, principally due to its containment. The proposed development will be read as part of the Speargrass Road and southern Hogans Gully Road developments, where residential development is already present, set within mature vegetated areas.

Cumulatively, the proposed development will build upon the existing and emerging character of the area. Whilst there will be cumulative effects, these will be localised and will not be significant. Whilst further residential development will be apparent as a result of the rezoning, the 2ha average density lot sizes, coupled with the landscaping proposed is in character with rural-lifestyle areas surrounding the Site.

Based on this, it is considered that the proposal has been located appropriately within a visually confined part of the basin, where existing vegetation and topographical variation positively contributes to the ability of the Site to absorb change without degrading the surrounding rural and rural-residential characteristics.

Chapter 6 Landscape:

6.3.1 Objective - The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

6.3.1.6 Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change.

6.3.1.8 Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.

6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

The Site is not in and ONL, ONF, nor will it be a Rural Landscape if the proposed rezoning is approved. Objective 6.3.1 is therefore not relevant to this assessment.

It is considered that this proposed Rural Lifestyle Zone is appropriate in this location and that the landscape can accommodate change without adversely affecting the wider rural and rural-residential characteristics and high levels of rural amenity. The proposal recognises the importance of the openness and visual amenity experienced from public places (notably roads). The proposed houses will be located away from the more sensitive edges of the Site and will be of a density consistent with the Rural Lifestyle Zone.

For external lighting, down lights are proposed to minimise visibility. While lights from some of the buildings will be seen from outside the property, the impact in the context of the township is considered to be minimal.

It is considered that the landscape character and visual amenity of the Site, when viewed from surrounding viewpoints, including public and private places, can be maintained under this particular proposal.

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

Policies 6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.

6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.

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

It is acknowledged that the landscape in which the Site is located retains high amenity values and that the sensitive location of any new development is paramount in ensuring that the values that underpin the character of the area are not lost or degraded.

The proposal for the Site has been carefully considered to ensure that the current high amenity of the Speargrass Flat valley is maintained. Whilst there will be a change in land use, it is considered that the proposal will build upon the existing rural residential characteristics of the surrounding environment.

In terms of cumulative effects, the currently existing dwellings in proximity to the Site are screened by existing dense amenity and shelterbelt planting, which means they are not visible from the Arrowtown Lakes Hayes Road. The cumulative effects of the proposal are therefore largely restricted to the buildings within the proposed Site itself and the dwelling adjacent to the east. Some cumulative effects can be expected in terms of domestication of the Speargrass Flat valley, which would continue to extend further east, across Arrowtown Lake Hayes Road, if the proposed rezoning is confirmed. However, the area on the southern side of Hogans Gully Road is already zoned Rural Lifestyle meaning that the character of this environment will change regardless of whether the proposed rezoning of the Site is approved. Rural Lifestyle is the character of the area already, which will in the future change and become more domesticated. This proposal is in character with this future environment, and will not degrade it further. The proposed rezoning will mean that similar landscape outcomes will be implemented in the fourth quadrant of the road intersection. It is considered that the proposed development is not inappropriate because Speargrass Valley is a confined valley that has particular visual characteristics which make it more suitable to this form of development than other more open areas in the Wakatipu Basin. No further lifestyle development could be expected following this rezoning, since the adjacent terraces that define the area would not allow it due to the landform constraints.

Policies 6.3.5.2 Avoid adverse effects from subdivision and development that are:

- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- Visible from public roads.*

6.3.5.3 Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.

6.3.5.4 Encourage any landscaping to be sustainable and consistent with the established character of the area.

6.3.5.5 Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.

6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.

These provisions may apply only to Rural Zoned land, in which case they will not be relevant if the land is rezoned as sought. Nonetheless it is considered the proposal achieves these provisions. Whilst the openness of the Site will be reduced to some extent, open views from both short-sections of Arrowtown – Lake Hayes Road and Hogans Gully Road will be maintained through the use of LAMA, which will not be densely planted. The rural character of the Site will change to a more domesticated nature, but it is not considered out-of-character with the surrounding area which is largely rural-residential. The location of the Site at the toe of a small local escarpment assists in containing the Site, both visually and in terms of constraining further development. Further containment is provided by existing vegetation that is located in the vicinity of the Site. The proposed houses will not break the skyline in views, therefore limiting their visual dominance in the landscape. The proposed low density 10 Lot development of this 20 hectare Site, in conjunction with the LAMA, will ensure that the houses within the lots are located away from principal viewing areas (i.e. Arrowtown- Lake Hayes Road and Hogans Gully Road) and they will be developed using a suite of design measures to mitigate their visual presence.

Proposed Rural Lifestyle Zone Provisions

QLDC has prepared a Proposed Rural Residential and Rural Lifestyle chapter as part of its review of the operative District Plan. Under the proposed chapter, dated August 2015, the commentary under Rural Lifestyle Zone states:

'The Rural Lifestyle zone provides for rural living opportunities, having a development density of one residential unit per hectare with an overall density of one residential unit per two hectares across a subdivision. Building platforms are identified at the time of subdivision to manage the sprawl of buildings, manage adverse effects on landscape values and to manage other identified constraints such as natural hazards and servicing. The potential adverse effects of buildings are controlled by height, colour and lighting standards.....

....Many of the Rural Lifestyle zones are located within sensitive parts of the district's distinctive landscapes. While residential development is anticipated within these zones, provisions are included to manage the visual prominence of buildings, control residential density and generally discourage commercial activities. Building location is controlled by the identification of building platforms, bulk and location standards and, where required, design and landscaping controls imposed at the time of subdivision'.

The relevant objectives and policies for the zone provide:

Objective 22.2.1 Maintain and enhance the district's landscape quality, character and visual amenity values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.

Policies

22.2.1.1 Ensure the visual prominence of buildings is avoided, particularly development and associated earthworks on prominent slopes, ridges and skylines.

22.2.1.2 Set minimum density and building coverage standards so the open space, natural and rural qualities of the District's distinctive landscapes are not reduced.

22.2.1.3 Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.

22.2.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.

22.2.1.6 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.

Objective 22.2.2 - Ensure the predominant land uses are rural, residential and where appropriate, visitor and community activities.

Policy

22.2.2.2 Any development, including subdivision located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

The proposal will adhere to the density requirements of the Rural Lifestyle zone. All building locations will be identified on a Structure Plan and supplemented by a suite of measures outlining the design (i.e. materials, colours, setbacks) and landscaping requirements (LAMAs) to avoid the visual prominence of the built form and to maintain landscape values. All buildings will be of up to 8 metres in height using colours and materials restricted to a range of black, browns, greens or greys. These controls, along with the use of natural materials such as locally sourced schist and unstained cedar will avoid any potential further visual prominence. The proposal will build upon the existing character of subdivision in the area, notably the Speargrass Flat residential area to the immediate south-west of the Site and the future development on the opposite side of Hogans Gully Road.

The landscape in which the Site is located retains high landscape and visual values and that it is considered that the proposal will change, but not erode those values.

Rules

A review of the rules proposed to apply to the Rural Lifestyle has been undertaken, including the specific rules that are proposed to apply to the McDonnell Road Rural Lifestyle zone. It is considered that appropriate landscape outcomes can be achieved, and any potential effects can be adequately addressed, by applying these rules to the Site.

In addition, as described earlier in this report, the proposal includes a requirement for LAMA, which will ensure views of the surrounding landscape from public roads are preserved, while partially screening, or visually softening proposed dwellings through appropriate landscape treatment. The LAMA also allows an area of open space/landscaping to ensure that dwellings will not be overly prominent or close to the road, and preserves rural character.

It is considered that taken together, these measures will ensure appropriate landscape outcomes will be achieved, and potential adverse effects are avoided, for the Site and the wider area.

Below is an analysis of the rules that will apply in the new zone, in terms of whether/how appropriate landscape outcomes will be ensured.

Proposed Rule (amendments in bold and underlined)	Commentary
<p>22.4.3 Rural Lifestyle Zone</p> <p>22.4.3.1 The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register.</p> <p>22.4.3.2 The exterior alteration of buildings located outside of a building platform not exceeding 30% of the ground floor area of the existing building in any ten year period.</p> <p>Non-compliance with rule 22.4.3.2 is a restricted discretionary activity. Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Visibility from public places. • Landscape character. • Visual amenity. <p>22.4.3.3 The identification of a building platform for the purposes of a residential unit.</p>	<p>It is considered appropriate that a permitted activity status relates to both the construction and exterior alteration of buildings, approved by a resource consent. It is considered appropriate that discretion is sought for non-compliance of this due to the sensitivity of the area. A discretionary activity status regarding the location of a building platform is also considered appropriate, to avoid potential visual prominence.</p>
<p>22.5.1 Building Materials and Colours</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <p>Exterior colours of buildings:</p> <p>22.5.1.1 All exterior surfaces (excluding windows) shall be coloured in the range of black, browns, greens or greys;</p> <p>22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%;</p> <p>22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30%.</p> <p><u>22.5.1.4 Natural materials such as locally sourced schist and unstained cedar may be used.</u></p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties. • Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building. • The size and height of the building where the subject colours 	<p>It is proposed that for all buildings in the Rural Lifestyle Zone, the colours and materials used be restricted to a range of black, browns, greens or greys; pre-painted steel; and that all roofs must have a reflective value not greater than 20% and surface finishes a value not greater than 30%. It is also proposed that the use of natural materials such as locally sourced schist and unstained cedar are used, which will further assist in integrating the built forms into the landscape. For non-compliance of these, a restricted discretionary activity status is deemed appropriate, due to the buildings potentially being visually prominent, even if parts of buildings are visible from various viewpoints</p>

would be applied	
<p>22.5.4 Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be:</p> <p>22.5.4.2 Rural Lifestyle zone - 10m</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Visual dominance. • The effect on open space, rural character and amenity. • Effects on privacy, views and outlook from neighbouring properties. • Reverse sensitivity effects on adjacent properties. • Landscaping. 	<p>To maintain the openness between buildings, a 10 metre setback from internal boundaries will be consistent with other areas around Speargrass Flat Road.</p> <p>As set out in proposed rule 27.8.10.1 a structure plan will be prepared at time of subdivision, showing the location of all building platforms and internal lot boundaries</p>
<p>22.5.5 Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be 10m, except</p> <ul style="list-style-type: none"> - in the Rural Residential zone at the north of Lake Hayes, the minimum setback from Speargrass Flat Road shall be 15m. - <u>in the Rural Lifestyle zone on the northern side of McDonnell Road the minimum setback shall be 75m</u> 	<p>The 75m LAMA will ensure that all new buildings will be more than sufficiently set-back from roads .</p> <p>A planting layout plan for the Landscape Amenity Management Area (LAMA) will be prepared, including species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs and mowed grass to create a predominately open character.</p> <p>The LAMA will be established and maintained by owners in accordance with a maintenance programme to ensure a survival rate of at least 90% within the first 5 years. This will ensure that positive amenity effects can be achieved through the LAMA.</p>
<p>22.5.8 Building Height</p> <p>The maximum height for any building is 8 metres.</p>	<p>All buildings will not exceed 8m in height, which is consistent with the height of other buildings in the area.</p>
<p>22.5.9 Glare</p> <p>22.5.9.1 All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>22.5.9.2 Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>22.5.9.3 There shall be no upward light spill.</p>	<p>It is considered appropriate that activities that breach this standard would be considered as a non-complying activity, due to the potential for light spill to erode the night-time characteristics of the area.</p>
<p>22.5.12 Residential Density: Rural Lifestyle Zone</p> <p>22.5.12.1 One residential unit located within each building platform.</p> <p>22.5.12.2 On sites less than 2ha there shall be only one residential unit.</p>	<p>The proposed development will be consistent with this rule. Up to 10 lots each of 2ha, each containing one building platform per lot is consistent with the pattern of</p>

<p>22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average.</p> <p>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</p>	<p>development in the Speargrass Flat area.</p>
<p>Chapter 27 Hogans Gully Rural Lifestyle Zoning</p> <p>New Objective Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</p> <p>New Policy Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</p> <p>New Policy Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</p> <p>New Policy Avoid linear planting and buildings in the Landscape Amenity Management Area</p>	<p>The objectives and policies specifically proposed for this Rural Lifestyle Zone will ensure that good design outcomes can be achieved in relation to the landscape amenity and planting within the setback areas from the roads and that openness of views can be maintained.</p>

Conclusion

The proposal comprises a 20 hectare area of land for rural lifestyle zoning. Under the Operative QLDC District Plan, the zoning is rural. This proposed re-zoning would enable the creation of up to 10 lots at 2 hectare average density, subject to subdivision consent being obtained. As part of the subdivision consent, a Structure Plan will be required to identify the buildings platforms, internal lot boundaries and access ways, along with a Landscape Management Plan which will address the planting layout. In addition, the proposed rezoning provides for/requires a Landscape Amenity and Management Area (LAMA) of 75m depth along the western and south-western boundaries of the Site, along with a 112m depth setback adjacent to the existing dwelling on the Site's south-eastern corner. This area will be planted to assist in softening the appearance of the proposed buildings and maintain relatively high levels of openness.

The Site is located in a contained area between Arrowtown and Lake Hayes, within a predominantly rural residential environment (Rural Residential Zoning on Speargrass Flat Road and Rural Lifestyle Zoning on the opposite side of Hogans Gully Road). The broader basin landscape is characterised by a mix of land uses, comprising golf courses, the Arrowtown township, rural agricultural land and a mix of rural residential developments.

The Site is relatively visually contained, due to its location at the base of a small escarpment which blocks view to the north and east. The existing vegetation and shelterbelt planting on surrounding

properties assists in curtailing private views from Speargrass Flat. Of the residential properties likely to have views to development on the Site, only the house to the immediate east of the Site will experience moderate visual effects, principally due to its close location to the Site and the lack of existing vegetation screening views. The 112m wide LAMA will assist to keep any new houses away from this property's immediate boundaries, ensuring that the future development is set back beyond the existing dwelling, towards the escarpment.

The 75m and 112m landscape setback will assist in maintaining the openness of the Site when travelling on the Arrowtown-Lake Hayes Road, where clustered tree and shrub planting is anticipated. This, along with a suite of design measures, will assist to absorb the proposal into its landscape setting and maintain the openness of the area.

Rural Residential development is not an uncharacteristic land use activity in the locality as other similar uses have occurred in the area, in particular along Speargrass Flat Road, and the low density of development and landscape setback will assist in maintaining a degree of openness. Whilst there will be a change in the landscape character of the Site if it is rezoned as sought, overall this type of landscape change is not out of character with the surrounding environment.

The anticipated landscape and rural character effects of the proposed rezoning would be of a similar nature to change that has already occurred along Speargrass Flat Road and will inevitably occur on the opposite side Hogans Gully Road under the Rural Lifestyle zoning that applies to that land. This part of the Wakatipu Basin is visually contained by landform and the change would not impact on the landscape values experienced within the wider basin.

The Hills Rural Lifestyle Zone A

QLDC DPR Submission

Landscape and Visual Amenity Graphic Supplement
October 2015



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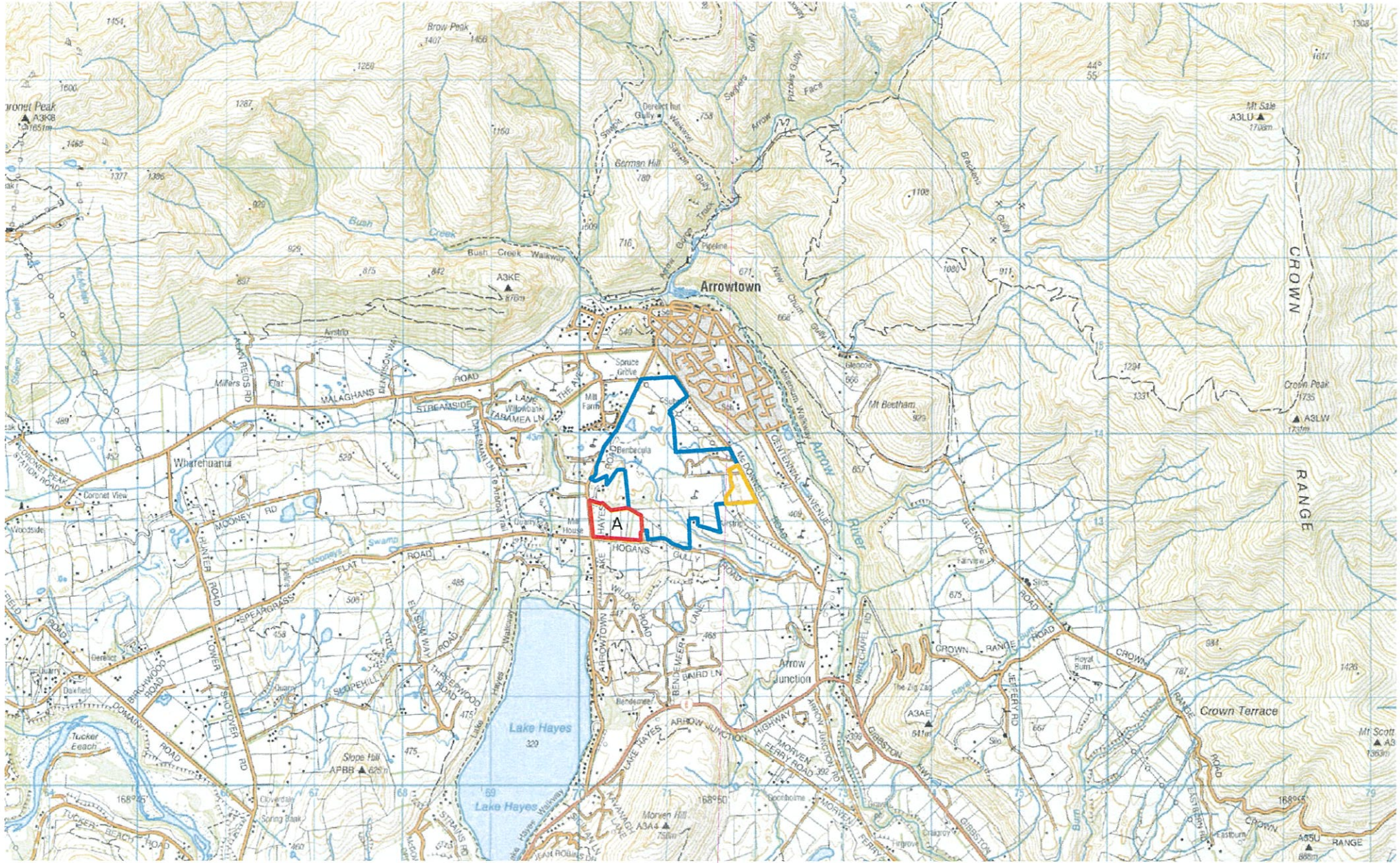
The Hills Rural Lifestyle Zone A

QLDC DPR Submission

Landscape and Visual Amenity Graphic Supplement
October 2015

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Legend

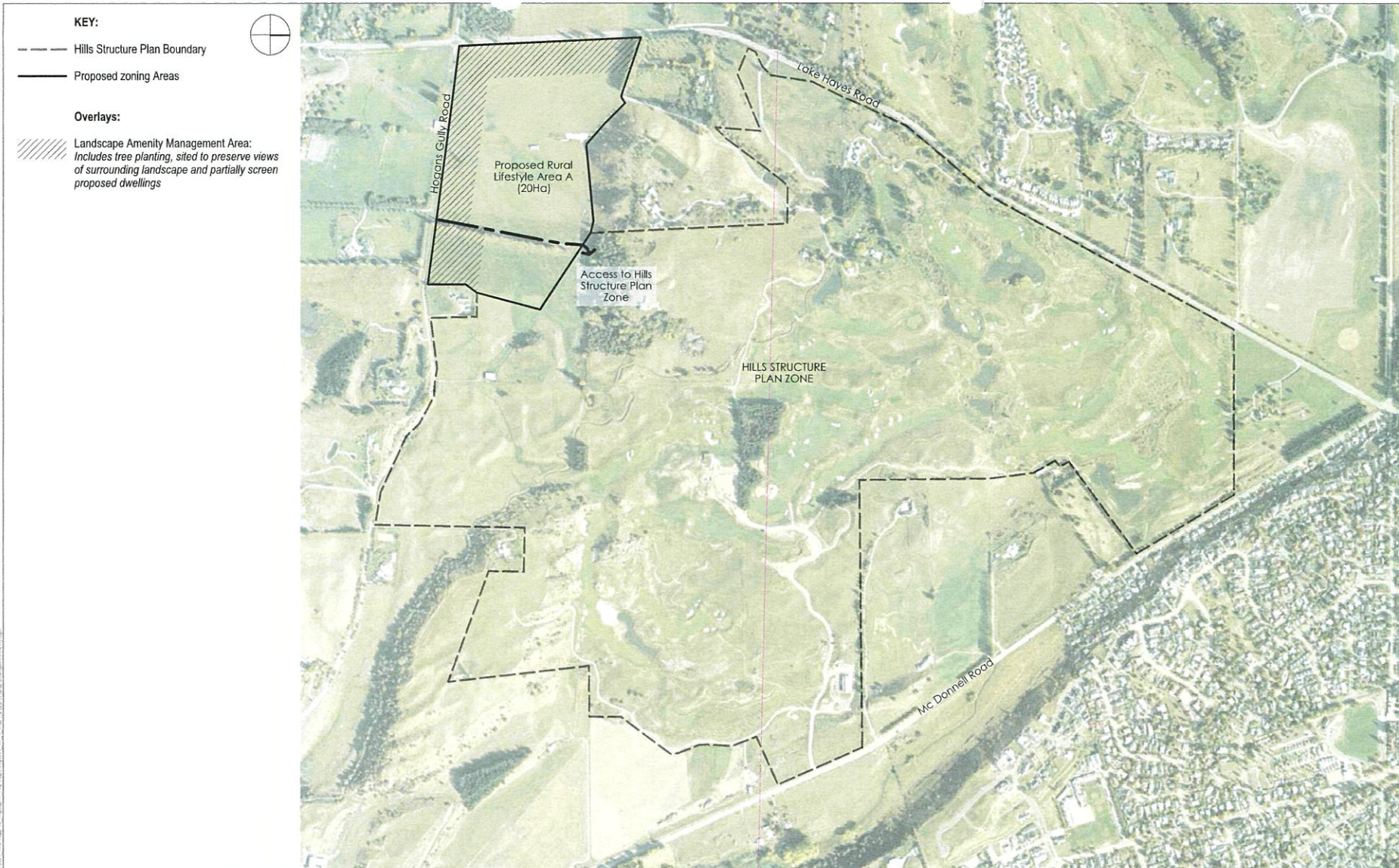
- Proposed Hills Resort Zone
- Proposed Rural Lifestyle Zone A
- Proposed Rural Lifestyle Zone B

THE HILLS RURAL LIFESTYLE ZONE A, QLDC DPR SUBMISSION

Figure 1: Site Location

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KEY:

--- Hills Structure Plan Boundary

— Proposed zoning Areas

Overlays:

/// Landscape Amenity Management Area:
Includes tree planting, sited to preserve views of surrounding landscape and partially screen proposed dwellings

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SCALE: 1:4,000 (A1); 1:8,000 (A3)

PLAN STATUS:

DP REVIEW

**THE HILLS
PROPOSED RURAL LIFESTYLE AREA A**

DRAWN/REVIEWED: RT/JC
APPROVED: DT
DATE: 14.10.15

DRAWING NO:
MH_10_1_MLP_012B

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DATA SOURCES

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THE HILLS RURAL LIFESTYLE ZONE A, QLDC DPR SUBMISSION

Figure 2: Plan for Proposed Rural Lifestyle Area A

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Figure 2
PAGE 4



Legend

— Proposed Rural Lifestyle Zone A

THE HILLS RURAL LIFESTYLE ZONE A, QLDC DPR SUBMISSION

Figure 3: Oblique Aerial Photograph

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*Refer to written report for the identification descriptions of the lettered houses identified above.



0 600m
1:20,000 @ A3

0 150m
1:5,000 @ A3

- Legend
- Proposed Hills Resort Zone
 - Proposed Rural Lifestyle Zone A

THE HILLS RURAL LIFESTYLE ZONE A, QLDC DPR SUBMISSION

Figure 4: Site Context Photograph Locations

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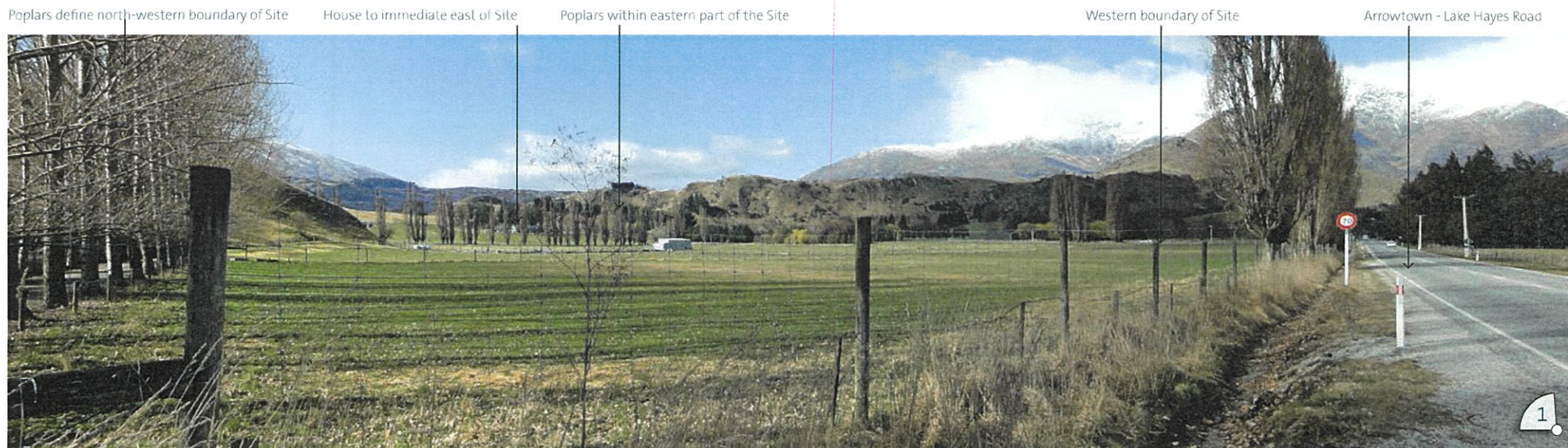
Figure 4
PAGE 6



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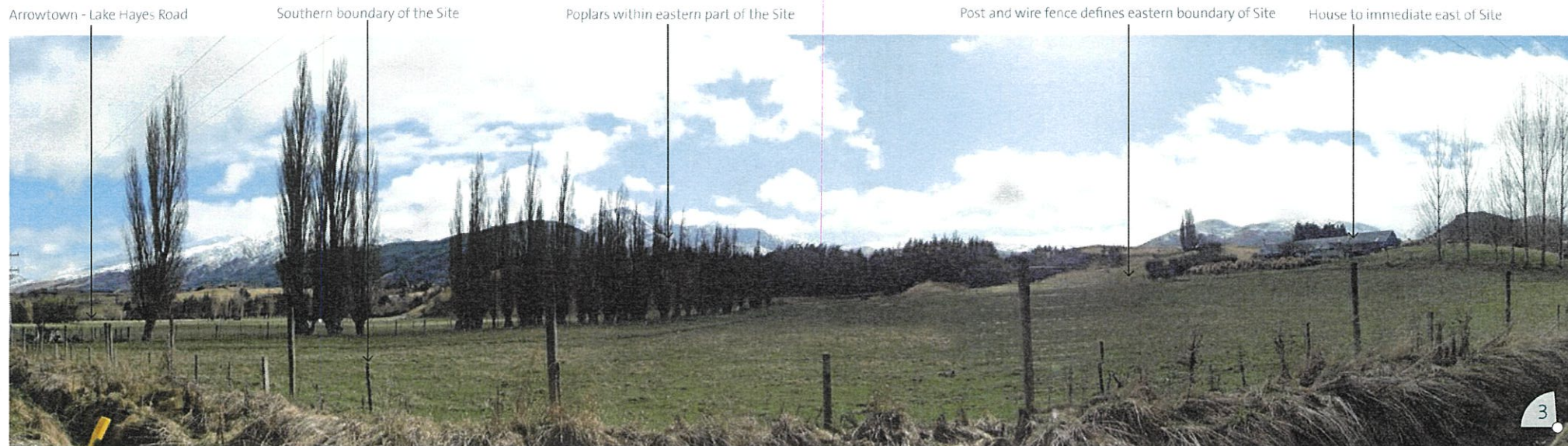
Data sources: Aerials sourced from <http://data.mta.gov.nz/imagery/aerials>
Copyright reserved by Arrowtown Lakes District Council
Projection: NZGD 2000 New Zealand Transverse Mercator



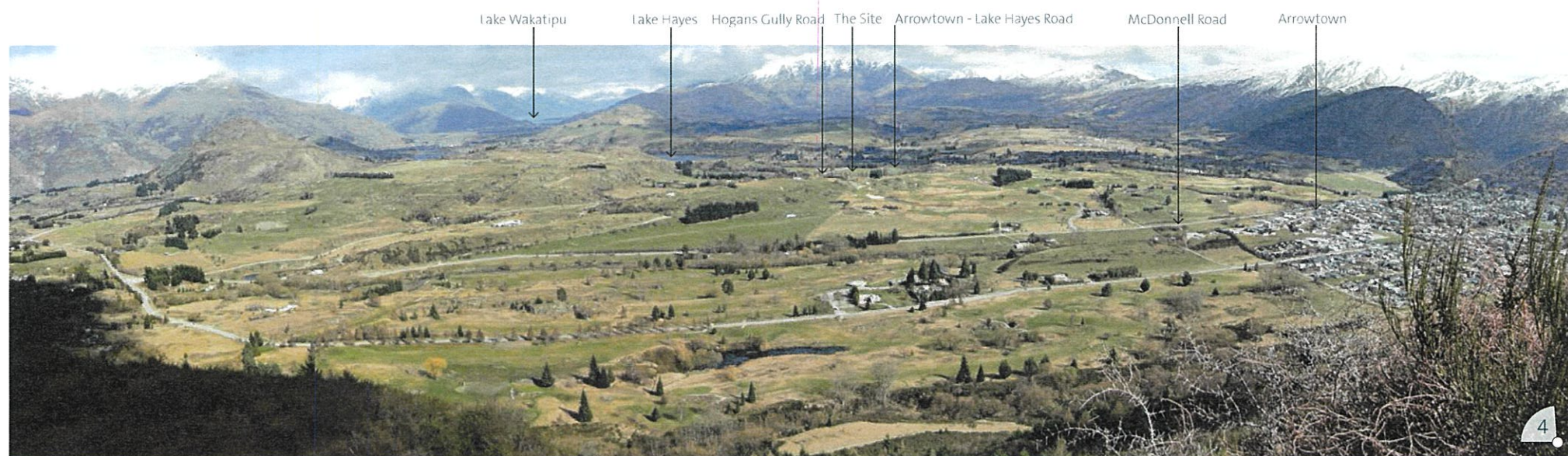
Site Context Photograph 1: Photograph looking in a south-easterly direction towards the Site from a location off Arrowtown- Lake Hayes Road.



Site Context Photograph 2: Photograph taken from a location on Arrowtown - Lake Hayes Road looking in an easterly direction towards the Site



Site Context Photograph 3: Photograph taken from a location on Hogans Gully Road looking northwards towards the Site



Site Context Photograph 4: Photograph taken from a location on Tobins Track, above Arrowtown, looking in a south-westerly direction towards the Site