

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 09
Resort Zones

STATEMENT OF EVIDENCE OF YVONNE PFLUGER FOR

Jack's Point Residential No.2 Ltd, Jack's Point Village Holdings Ltd, Jack's Point Developments Limited, Jack's Point Land Limited, Jack's Point Land No. 2 Limited, Jack's Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jack's Point Residents and Owners Association (#765, and #1277)

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Solicitors

Anderson Lloyd
M A Baker-Galloway | R E Hill
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson
lloyd.**

QUALIFICATIONS AND EXPERIENCE

- 1 My name is Yvonne Pflüger. I am employed as a Principal Landscape Planner for Boffa Miskell Limited (“BML”), an environmental consultancy specialising in planning, design and ecology. I have been employed at BML’s Christchurch office for ten years and am a Principal in the company.
- 2 I hold a Masters degree in Landscape Planning from BOKU University, Vienna (Austria, 2001) and a Masters degree in Natural Resources Management and Ecological Engineering from Lincoln University (NZ, 2005). I am a Full Member of the Resource Management Law Association and a registered member of the New Zealand Institute of Landscape Architects, as well as a Certified Environmental Practitioner under the Environment Institute of Australia and New Zealand.
- 3 I have practised as a landscape planner for over 13 years on a wide range of projects including environmental and visual effects assessments, nature conservation and river restoration, and recreation planning. As part of my professional career in Austria, I have been involved as a project co-ordinator in several projects funded by the European Union, which involved the preparation of management plans for designated protected areas.
- 4 During my time at Boffa Miskell I have played a key role in preparing several landscape studies for various territorial authorities throughout New Zealand’s South Island, including studies for Banks Peninsula, the Southland Coast, the Te Anau Basin, which included the assessment of the landscape’s capacity to absorb future development. I was the project manager and key author of the Canterbury Regional Landscape Study Review (2010) and Ashburton, Invercargill, Hurunui and Christchurch District landscape studies (2009-2015). The preparation of the above mentioned studies involved evaluating landscape character and quality for these regions and districts and advising councils on objectives and policies for the ongoing management of the landscape.
- 5 I have also prepared a large number of landscape and visual assessments for development projects of varying scales within sensitive environments, including preparation of landscape evidence for Council and Environment Court hearings. Relevant projects I was involved in within the Queenstown Lakes District included Treble Cone gondola, Parkins Bay resort and golf course, a number of gravel extraction operations, the Queenstown airport runway extension and several consent applications for private rural subdivisions.
- 6 I have also provided expert landscape and visual effects evidence on a range of land uses for district, regional and Environment Court hearings.
- 7 I prepared an assessment report of the landscape and visual effects of the proposed changes to the Jack’s Point Zone for Darby Partners in April 2015,

which informed the District Plan Review (DPR) process. I also provided landscape evidence on behalf of Darby Partners on PC44 in 2015.

- 8 In preparing this evidence I have reviewed:
- (a) The reports and statements of evidence of other experts giving evidence relevant to my area of expertise, including:
 - (i) John Darby for submitters #762, #856 and #1275 ("**Jack's Point**");
 - (ii) Duane Te Paa for Jack' Point; and
 - (iii) Chris Ferguson for Jack's Point
 - (b) Original Coneburn Area Wide Resource Study, which was co-ordinated by Darby Partners (October 2002) and used to inform the land use planning for the original Jack's Point design.
 - (c) Updates to the Resource Study, provided by Darby Partners for Hanley Downs (2015).
 - (d) Updated Jack's Point structure plan and provisions now proposed.
 - (e) Technical landscape evidence accompanying S42a report prepared by Marion Read landscape architect.
 - (f) Summary of submissions and further submissions associated with the DPR for Jack's Point Zone (JPZ).
 - (g) The Memorandum of Counsel in respect of Jack's Point Zone Chapter 41, dated 15 December 2016 outlining the proposed amendments to some areas within the Jack's Point Structure Plan.
- 9 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note. This evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 10 I have reviewed the proposed amendments to Chapter 41 and the Jack's Point Structure Plan and in my evidence I will assess these proposed amendments, rather than the notified version of the Chapter. Where relevant, I will compare the potential landscape and visual effects of the amendments with the notified proposal.

- 11 Dr Read and I undertook a site visit together on 30th January 2017, accompanied by Mr Duane Te Paa (Darby Partners). During this site visit we had the opportunity to assess the areas covered in my evidence in more detail. We visited each one of the Homesites proposed in the Structure Plan (15/12/2016) within the former FP1 area, which were marked with stakes by a surveyor prior to our visit. We also accessed areas (R-HD)F and G and assessed views to these areas from the existing Jack's Point Village. As the final part of our on-site investigations, we assessed the potential visibility of the proposed JP V extension to the south from State Highway 6 (south of turn-off).

- 12 My evidence for the QLDC District Plan Review in relation to Jack's Point Zone addresses the anticipated landscape and visual amenity effects, avoidance and mitigation proposed by Darby Partners in relation to:
 - (a) Residential areas R(HD-SH)-1 and 2;
 - (b) The residential areas (R-HD) –F and G
 - (c) The introduction of 20 Preserve Homesites (HS 37-56) with surrounding Open Space Golf (previously FP1) 2 Preserve Homesites (HS 57-58) with surrounding Open Space Landscape (previously FP 2);
 - (d) The deletion of the notified Education and Health Precinct (EH) to incorporate this area and surrounds into the Jack's Point village area V(JP); and
 - (e) The Residential Activity Area R(HD-SH)-3, which replaces the notified Education Innovation Campus (EIC).

- 13 The Coneburn Area Wide Resource Study (2002) contains an in-depth analysis of the underlying resource of Jack's Point and Hanely Downs, including hydrology, vegetation, landscape character area descriptions, visibility analysis and a landuse strategy that was based on the landscape's ability to absorb change. I will refer to the findings that I have relied on from the study and the more recent updates, as appropriate throughout my evidence.

- 14 I have undertaken numerous site visits to the Jack's Point area over the past years, on several occasions accompanied by landscape architects from Darby Partners. The areas I visited included the existing residential areas and the new areas proposed as part of the DPR, with the most recent visit undertaken on 30/01/2017 accompanied by Dr Read and Mr Te Paa as outlined above. I have previously assessed the visibility of the potential development proposed as part of the DPR from SH6 and a number of other viewpoints, such as Frankton and the Remarkables access road. I also visited a range of public viewpoints along roads and walkways within the existing Jack's Point development. I am familiar with the

area, and have focussed my most recent visit on Homesites 37-56, which are located on the eastern Tablelands (former FP-1 area). As part of my previous site visits I also had the opportunity to walk to the higher lying areas of Peninsula Hill, including the areas where Homesites 57 and 58 are proposed.

- 15 I have provided advice regarding design amendments for both PC44 and the DPR to ensure that potential landscape effects can be appropriately avoided or mitigated. Where these amendments were made in response to Dr Read's evidence, I will refer to the changes specifically in the response to the S42a report for each area in my evidence.
- 16 The DPR proposal for JPZ, including all relevant design details for each of the individual areas have been described by Mr Darby, Mr Te Paa and Mr Ferguson in their evidence and I will not repeat the description of the proposal in my evidence. I will refer to the evidence of other witnesses throughout my evidence as appropriate.

EXECUTIVE SUMMARY

- 17 The key features of the amended Jack's Point structure plan and provisions for the JPZ that are covered in my evidence can be summarised as follows:
 - (a) The addition of new areas of residential development near SH6:
 - (i) The notified R(HD-SH) 1 – an area located to the north of Jack's Point Neighbourhood 7 and the existing farm homestead, to provide opportunities for low density living opportunities with appropriate mitigation of visual impacts from SH 6 (12 – 22 dwellings per hectare); and
 - (ii) The notified R(HD-SH) 2 - to provide opportunities for rural lifestyle living (2 –12 dwellings per hectare).
 - (b) Identification of 22 Preserve Homesites (instead of the notified Farm Preserve Areas FP-1 and FP-2) in specifically selected areas to provide rural living on the eastern Tablelands and management of open space around Peninsula Hill; In the former FP-1 Activity Area 20 Homesites will be located within the Open Space Golf (OSG) area. Conservation benefits can be realised through native revegetation. Within the former FP-2 Activity Area only two Preserve Homesites would be located surrounded by large areas of Open Space Landscape (OSL) with farming activities.

- (c) Inclusion of a Residential Activity Area R(HD-SH)-3 in Hanley Downs to provide for residential living instead of the notified Education Innovation Campus (EIC).
 - (d) The deletion of the notified Education Precinct Area and incorporation of that area and surrounds into the Jack's Point Village Activity Area.
 - (e) Provision for an additional entrance to Hanley Downs along Woolshed Road, as notified.
- 18 In my view, the proposed design and opportunities for council control will ensure that adverse visual amenity effects can be avoided on neighbouring properties, submitters, owners/ occupants of Jack's Point properties and users of SH6 and Lake Wakatipu.

EXISTING ENVIRONMENT

- 19 The Jack's Point Resort Zone (JPRZ) is located on the eastern side of the Wakatipu Basin between the shores of Lake Wakatipu (Jack's Point) and the Remarkables mountain range. The roche moutonee of Peninsula Hill visually contains the Coneburn Valley, where the JPRZ lies, to the north and rocky tablelands landform form the western landform boundary of the area. Mr Darby outlines the history of the existing Jack's Point development in his evidence.
- 20 The original Coneburn Resource Study was prepared to provide a robust analysis of the landscape resource in terms of its capacity to absorb the Jack's Point and Hanley Downs's developments. Since the landscape has changed significantly over the past decade with large parts of the Jack's Point settlement developed, updates to the Resource Study have been prepared by Darby Partners. The updates include a vegetation map, a refined visibility assessment (ZTV), analysis of the landscape's ability to absorb change and amended land use/ management plan.
- 21 The landscape characteristics were described in the Environment Court decision that considered the landscape categorisation of the Coneburn Valley¹. This categorisation has been included in the QLDC planning maps (see Map 3 of Appendix 8A of the Plan and overlay of ONL(WB) line on the Landuse Management Strategy, Coneburn Study 2015 Figure 14). The landscape categorisation of the Coneburn Valley (VAL), the Remarkables (ONL Wakatipu Basin) and Peninsula Hill (ONL WB) were determined as part of this decision. However, I note Mr Ferguson's evidence on these matters.
- 22 The outline of the southern Peninsula Hill ONL boundary generally follows landform boundaries. It includes the southern slopes and folds of the roche

¹ Environment Court decision C90/2005

moutonee that form Peninsula Hill. The VAL includes the elevated landform of the tablelands, apart from a narrow band along the banks/ slopes above Lake Wakatipu that extends south to the smaller roche moutonee landform of Jack's Point. The updated Coneburn Study provides more detailed information on the process of determining the change absorption capabilities within the different activity areas, including those that extend into the district-wide ONL on Peninsula Hill. The provisions for the proposed activity areas reflect the variation in change absorption capability of these areas with a site-specific selection process for the Peninsula Hill and Tablelands area. The specific landscape characteristics of each Jack's Point area are reflected in the proposed future planning decisions, such as location of Preserve Homesites within the district-wide VAL and ONL areas.

- 23 In my view, the Coneburn Area Resource Study (including updates) provides a comprehensive analysis of the landscape context of the JPRZ and Hanley Downs. Mr Darby's evidence provides explanations around the updates that occurred. The key points of the analysis, which I have endorsed and relied on for the preparation of my evidence, in particular relating to the landscape's ability to absorb change, can be summarised as follows:
- 24 A number of landscape character areas have been defined as part of the resource study. The character of these areas has changed over the past years in terms of naturalness due to the development of the existing Jack's Point residential areas. The landscape character map (shown in Figure 11 of Coneburn Study 2015), therefore, now identifies the Hummocks/Township as a distinct area.
- 25 Figure 12 in the Coneburn Study 2015 shows a plan illustrating the landscape's change absorption capability. The findings are based on the Coneburn Study (2002), but the analysis has been refined and updated to provide more detail. The current refinements reflect landscape change that has occurred since 2002, such as change to the topography through mounding, vegetation and built form requiring an update of the resource assessment within the Coneburn Study.
- 26 The visibility analysis from the State Highway 6 corridor and Lake Wakatipu (shown in Coneburn Study 2015, Figure 10) was originally formulated on the basis of landform only (i.e. without planting). The addition of mitigation has, however, altered visibility of development and the ability of the landscape to absorb change (Coneburn Study 2015, Figure 12). This plan was based on an analysis of the visibility combined with landscape character sensitivity². The key

² The potential of a landscape to absorb change depends on two key factors:

- (a) Its landscape character sensitivity; and
- (b) Its visibility.

During the preparation of the original Coneburn Study the areas with lower landscape sensitivity (VAL areas) were assessed in detail regarding their visibility from the Lake or from State Highway 6 to determine the most suitable areas for development of Jack's Point Township. Due to the higher landscape sensitivity of the

changes to Figure 12 relate to the areas of the Central Valley at the new entrance to the zone alongside Woolshed Road and in the two pockets located within the Peninsula Hill landforms. The existing and proposed highway mitigation has and will lead to an increased change absorption capacity along the northern part of Hanley Downs. The Peninsula Hill area has remained relatively unmodified since the original study but has been re-assessed in the context of the development that has occurred around it. A detailed desktop and on-site analysis of the small-scale terrain on the Peninsula Hill landform showed that two distinctive folds in the roche moutonee landform provide a significantly higher capacity to absorb development than the remainder of the landform with its generally highly visible slopes.

- 27 The changes in the Landuse and Landscape Management Strategy (shown in Coneburn Study 2015 Figure 14) reflect the refinement of the SH6 Visual Corridor allowing for proposed visual mitigation treatment on the flat land at the north of Hanley Downs. It also shows the inclusion of areas with potential for rural living opportunities, which include areas along the base and within two higher-lying pockets of Peninsula Hill, while enabling custodian protection and enhancement of areas with high natural value.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 28 In my evidence I will now provide an assessment of anticipated landscape and visual effects for the areas that fall on land owned by Hanley Downs Farm Limited and Hanley Downs Farm Land Holdings Limited ("Hanley Downs"), in particular the residential areas along SH6 (R(HD)- SH 1 and 2), as well as the lower density farm preserve areas (former FP1 and 2), the former Education and Health Precinct (EH) and the Education Innovation Campus (EIC). Illustrative photos are shown in my graphic attachment.
- 29 In my evidence I will address landscape and amenity effects as experienced by users of SH6, the surface of Lake Wakatipu, Woolshed Road and other public places in the vicinity, such as the Remarkables access road. I will also comment on representative viewpoints for owners and occupiers of private land within and adjacent to the JPRZ, including submitters.
- 30 The proposed changes to the structure plan and provisions would allow for a wider range of living options (rural lifestyle in Preserve Homesites and smaller lot residential in what was the EIC and more integrated commercial, community, residential and visitor accommodation uses within the Jack's Point Village) than

identified Peninsula Hill ONF, this area had not been analysed in more detail in the Study regarding the landform's ability to absorb change based on visibility. More recently, a more detailed assessment has been carried out on site on Peninsula Hill, which allowed for a visibility analysis at a localised scale, taking the broader-scale findings from the Coneburn Study into account.

currently exist at Jack's Point. As mentioned above the Coneburn Study remains the guiding document for the land use planning within Jack's Point.

- 31 The proposed Jack's Point Zone Chapter has been refined based on the Coneburn Resource Study to identify areas where development can be appropriately accommodated. This has led to the identification of the Residential Activity Area R(HD-SH)-3 and specific Preserve Homesites. The very low level of development anticipated within the higher lying areas where only two selected Homesites are proposed (HS 57 and 58), in combination with the proposed landscape protection mechanisms and overlays provide a degree of certainty around the maintenance of landscape values in this sensitive landscape (ONL). For the lower-lying tablelands the proposed level of development would allow for a rural-lifestyle development with a total of 20 dwellings in this area. This density would form a transition between the dense Jack's Point/ Hanley Downs village area and the low density Preserve Homesites located on the western side of the Tablelands. This would create a buffer between those areas, reducing the ability for urban creep and potential associated cumulative degradation in the future. The Residential Activity Area R(HD-SH)-3 would be located in a discrete location on the northern side of the Hanley Downs area, which could be effectively screened from views from the highway. I do not anticipate that the development proposed within these three areas would have adverse visual effects for high-lying properties, such as those near the Remarkables Road, due to the distance of the views which would include the comprehensive development of Hanley Downs as a whole. Jack's Point and Tablelands residents can, in my view, expect low potential effects with the proposed Preserve Homesite locations due to the visual separation distance and landform undulation. They will not be affected by the two proposed Homesites (HS 57 and 58) in the landform folds of the southern Peninsula Hill slopes. Based on the choice of locations for the Preserve Homesites I anticipate the proposed design outcomes have low landscape effects in the context of the existing development, and that dwellings and associated uses (eg ancillary or farm buildings) will not have adverse effects on neighbouring properties, given the context of wider development that has already and will continue to occur as Jack's Point develops. The proposed management and use of farm and rural land in Jack's Point based on different types of activity status within the higher-lying Open Space Landscape Protection/ Farming areas and the lower-lying Open Space Golf areas are considered appropriate. The protection of open space and revegetation around the 20 lower-lying Preserve Homesites are, in my opinion, appropriate design outcomes for protecting the landscape in comparison to the Operative District Plan rules (discretionary status for subdivision and development).
- 32 The following sections of my evidence address the potential landscape and visual effects for each of the above mentioned areas individually and cumulatively. I will

respond to relevant submissions and comments in the Section 42a report³ and technical landscape evidence⁴ under each of the proposed development areas.

Hanley Downs Residential Areas along Highway (R(HD-SH) 1 and 2)

- 33 The two areas proposed along the northern side of Hanley Downs are located on large alluvially formed areas in relative proximity to State Highway 6 (SH6). Currently these areas are within the Open Space Activity Area. Similar areas already exist within the Jack's Point zone to the south of the proposed Hanley Downs areas R(HD-SH) 1 and 2⁵.
- 34 A policy relating to the JPRZ (Policy 41.2.1.4) requires that residential development is not readily visible from SH6. In practice, this has meant that although a number of residential dwellings are visible, they are set back from the highway and screened by topography and vegetation and are generally visually unobtrusive.
- 35 A similar design outcome will be able to be achieved for the proposed R(HD-SH) areas, as additional screening will be implemented as a requirement of the Proposed Chapter along the SH boundary of the development to provide for a continuous appearance of road side areas from the highway. The proposed new Rule 41.1.1⁶ provides certainty around the design quality and implementation of the screening. In my view, this will be important to ensure that the quality of edge treatment of this area in terms of landscape design is to a high standard.
- 36 Currently existing landform undulation and vegetation provides considerable screening of the majority of R(HD-SH)-1. The vegetation along this stretch of highway is maturing and will over time achieve a high degree of visual separation of this area from the highway. Mr Ferguson refers in his evidence to the relevant policies.
- 37 For R(HD-SH)-2 screening would be established at the time of development in the form of mounding and planting, extending behind the existing Paterson Dwelling and across the currently open paddock to the east of Woolshed Road (see Photo 4 graphic attachment). The design of the mitigation will be in

³ Prepared by Ms Jones

⁴ Prepared by Dr Read

⁵ R(HD-SH) 1 – near SH6, low density living opportunities with appropriate mitigation of visual impacts from State Highway 6 (12 – 22 dwellings per hectare);

R(HD-SH) 2 - near SH6, rural lifestyle living (2 –12 dwellings per hectare)

⁶ The design of the State Highway mitigation within the location shown on the Structure Plan, with the Council's control limited to:

- The creation of a comprehensively designed landscape edge to the northern part of the zone;
- Mitigation of the visual impacts of potential building development location with Activity Areas R(HD-SH) – 1 and R(HD-SH)- 2 and RHD-SH) 3;
- Maintaining views across the zone to the mountains located against the western shores of Lake Wakatipu;
- Appropriate plant species, height at planting and at maturity; and
- Provision for on-going maintenance and ownership.

character with the landform and vegetation currently already providing an effective screening buffer along the existing Jack's Point dwellings.

- 38 Existing dwellings already form part of the landscape to the south of Woolshed Road, such as the Troon dwelling, Hanley Downs Homestead (Paterson) and Jack's Point residences. These existing dwellings are partially visible from the highway and it is anticipated that the future homes parallel to the highway would be visible to a similar extent. The proposed State Highway Mitigation will buffer views of housing areas on the flats from the State Highway. The open space along the northern part of Woolshed Road will remain, which will continue to allow for long distance views to the mountain ranges beyond.
- 39 At a distance of 3-4km, I consider the potential partial views of the future development from Frankton and Remarkables Park to be inconsequential. From the Remarkables access road and high-lying building platforms in this area the buildings in this proposed area will be visible, but will visually merge with the adjacent higher density development areas of Hanley Downs (see Photo 1). The extension of the urbanised and rural residential area would be mostly perceived from high-lying, more distant viewpoints. However, the change to what is currently anticipated under the Operative District Plan, would in my view not be adverse. From long-distance views, such as the Remarkables access road the cumulative effects of the development would continue to form only a small part of the overall landscape, which is dominated by large-scale, natural landforms. In this context, I do not consider that these distant views will cause adverse effects to observers.
- 40 None of the changes within the Hanley Downs area covered in my evidence will be visible from the lake surface due to the topography of the Tablelands that visually separate the area from the lake.
- 41 Currently the landscape contains lots of approximately 1ha in size associated with two existing dwellings (Lloyd/ Troon and Paterson residences). The proposed maximum of around 10-22 lots per ha (22 per ha in SH1 and 10 per ha in SH2) would result in a higher density than the existing situation. This density will be more similar to the existing densities in proximity of the highway within Jack's Point.
- 42 The visual effects of the proposed development areas from the highway can be effectively managed through screening. The design outcomes within R(HD-SH)-1 will be similar to the existing Jack's Point areas close to the highway, which form part of the existing environment. Together with the proposed screening this proposal will form a similar edge to the northern extent of the settlement along the highway. The setback from the highway and screening vegetation along the northern R(HD-SH)-2 area will, in my view, ensure that the proposed number of

dwellings would not lead to adverse cumulative effects when viewed from the highway.

- 43 Response to S42a report and submissions: No submissions were received in relation to these two residential areas adjacent to the highway. In response to concerns raised by Dr Read in her evidence relating to the absence of rules for the proposed screening along the highway adjacent to the two new residential areas R(HD-SH)-1 and 2. As outlined above, proposed new Rule 41.1.1 will ensure an appropriate design quality and implementation of the screening.
- 44 I note, however, that consent has been granted for development of the residential area R(HD)-A, which will gain access off the highway just south of R(SH)1. I provided Dr Read with plans showing the consented proposal. In my view, the access along the highway in this area would open up views to the consented proposal to some extent. These future effects of the consented subdivision form part of the existing environment, and therefore, need to be taken into account, when assessing the potential future effects of R(HD-SH)-1 in a context where other buildings will already be visible.

Hanley Downs Medium Density Residential Areas (R-HD) –F and G

- 45 While the Hanley Downs areas R(HD) A to E will be of high density (15 - 45 dwellings per hectare), as they are located close to the village core, within areas (R-HD) –F and G a range of densities is proposed that takes the absorption capabilities of the landform into account. Through the variation of residential density in the built form within the recently identified sub-areas Fa/ Fb the range of residential options for future owners will be improved. By providing a denser village core area, a more cohesive character will be achieved.
- 46 For dwellings within the Jack's Point land, design controls through the covenants and the existing Design Review Board process will be retained, while I understand that it is proposed to remove blanket design control consents for all buildings within Hanley Downs. Notwithstanding the Jack's Point Constitution and other land instruments that restrict submissions on the Jack's Point Zone, I have considered the amenity experienced by existing Jack's Point residents and taken that into account when assessing areas R(HD) F and G, and other areas where use, management and development is proposed in Jack's Point.
- 47 These two areas are located along the toe and lower slopes of the east facing slopes of the Tablelands Character Area. The areas have a distinctive gradient rising from the flat Coneburn Central Valley floor to the high-lying Tablelands (see Photo 5). The hummocks and rock outcrops in this area, in particular within original area R(HD)-F, give it a visually diverse and varied appearance.

- 48 I will cover Areas R(HD) F and G, where the proposal has been modified in response to the recommendations in Dr Read's landscape report (refer to Response to S42a report at the end of this section). Area R(HD) F has been split into two sub-areas to reflect recent discussions in caucusing with Dr Read. Within the sub-areas it is proposed to provide for higher density residential areas within R(HD)-Fa, similar to R(HD)-D (17-26/ha) and a lower density development within area R(HD)- Fb with around 20 sites at much larger lot sizes (of around 4000-5000m²). This approach takes into account that the lower flat slopes within R(HD)-Fa are perceived as part of the adjacent residential area within Hanley Downs, whereas the topography is more complex within R(HD)-Fb and existing native vegetation needs to be considered (see photos 11 and 12). For the sites within R(HD)-Fb a homesite approach would be taken, where building platforms would be identified at time of subdivision, similar to the rural residential type living on the lower slopes of the Tablelands.
- 49 Within area R(HD)-G lower densities are proposed throughout the whole area (approx. 20 lots of around 4000-5000m²). It is intended to set houses sensitively amongst the complex topography and gullies with a similar approach to Fb where building platforms are identified at time of subdivision. Area R(HD)-G will extend onto the toe of the landform, where the relatively smooth surface of the landform provides flexibility for the individual location of dwellings. The slopes currently contain an intensively grazed paddock, which does not contain the grey shrubs found within the areas of adjacent rock outcrops.
- 50 I have undertaken an on-site analysis of visibility from within the existing Jack's Point village to assess potential effects of the proposed areas R(HD) F and G from those private viewpoints. In general terms owners/occupiers of the north-eastern rows of dwellings within the more elevated neighbourhoods of Jack's Point would have some views of the extended Hanley Downs residential areas. In my graphic attachment I have included photos from Jack's Point Rise and Orford Drive. The views from these residences extend across the Coneburn Valley to the east-facing slopes that form the toe of the Tablelands, as shown in the two representative photographs taken from Jack's Point (see Photos 9 and 10). The development on the slopes would be seen behind the proposed high density Hanley Downs area in the foreground. Given that the foreground view will be developed with relatively high density in the future as provided for in PC44 and the first stage of Hanley Downs consents, it is in my opinion unlikely that the proposed lower density houses on the gently sloping toe of the tablelands would have adverse visual effects.
- 51 The east-facing, low-lying slopes are not visible from outside the Jack's Point and Hanley Downs area, apart from some high elevated viewpoints on the slopes of the Remarkables mountain range. From those more distant elevated viewpoints the Hanley Downs and Jack's Point development would be seen

comprehensively, so the nature of the change along these specific areas would, in my view, not be adverse. The wider ONL values of Peninsula Hill would not be affected by dwellings in this location given the low-lying nature of the toe slopes in this area.

52 Response to S42a report and submissions: Dr Read has expressed concerns about dwellings that may extend onto the rocky, elevated areas of R(HD)- F which are located within the ONL. I agree, that this area has a higher landscape sensitivity than the remainder of R(HD)- F or R(HD)- G and, therefore, recommend the removal of R(HD)- F from the northern side of the ONL boundary (see photos 11-12 and Structure Plan). I consider that the existing landscape sensitivity of the northern part of Area F justifies this precautionary approach. Therefore, under the most recent proposal area R(HD)-F will be removed from the more sensitive parts of the landscape with prominent rock outcrops along approximately the northern third of the area and merged into the OSG overlay. Based on my onsite findings I consider it, however, suitable to develop the lower-lying area R(HD)-Fa at a higher density (17-26/ha). The new area R(HD)-Fa along the flat base of the slopes, would in my view, be able to absorb a similar density to the adjacent area R(HD)- D. These lot sizes on the flats as currently proposed would, in my view, be in character as an edge to the adjacent area R(HD)- D (lot sizes 385-667 m²). In order to provide for a higher level of landscape protection, I consider it preferable to merge the rocky slopes of the roche moutonee, which were contained within R(HD)- F with area FP-1 instead to be included in the OSG overlay without any homesites identified in this area. The remainder of the Area within R(HD)-Fa and Fb, following the base of the roche moutonee, would in its amended form provide for a range of medium to low density residential living along the edge of the residential village. The urban edge would be more defined by landform boundaries under the current proposal and a more distinctive transition in landscape character would occur. In order to ensure that appropriate micro-siting can be achieved within R(HD)-Fb, I recommend a requirement to identify building sites at the time of subdivision as a controlled activity.

53 In relation to R(HD)-G Dr Read states that she considers only around 8 dwellings could be accommodated (refer to para 7.6), based on the potential amenity effects for Jack's Point residents. In my view, she overstates this amenity effect, given that the area would be seen at a distance of over a kilometre from elevated viewpoints in Jack's Point (see photos 9 and 10) and that the majority of the proposed Hanley Downs medium-high density area would be seen in the foreground of this view. The proposed development will not affect occupants of homesites on the tablelands or users of Lake Wakatipu, as it is separated by topography. Based on my on-site findings, I consider that area R(HD)-G has a relatively complex topography, which does not lend itself to the siting of dwellings in a conventional subdivision style. I, therefore, recommend the adoption of a

similar approach to area R(HD)-Fb, as I consider a similar density of around 4000-5000m² lots would be appropriate for this area which is the equivalent to a rural-lifestyle density. I also recommend a requirement to identify building sites at the time of subdivision as a controlled activity to ensure the complex topography can be taken into account for location of dwellings.

Preserve Homesites

- 54 On the eastern Tablelands area 22 Preserve Homesites with large lots for rural living are proposed in order to provide a wider range of options in terms of rural living character and lot size. This area on the north western side of Hanley Downs will act as a transition between the higher density urban areas in the core of the village and the western Tablelands/ Peninsula Hill landform. A similar approach will be taken to the existing Homesites on the western part of the Tablelands, where individual sites were selected for residential development based on their suitability to absorb development without adverse visual effects. The two Homesites 57 and 58, located in distinctive folds of the Peninsula Hill slopes, differ in character and proposed development, but the site selection was also undertaken in response to the underlying landform and the landscape's absorption capability. As part of several site visits I had the opportunity to access these areas and gain a good understanding of the landform and visibility of the various areas (see photos 6-8).
- 55 The 20 lower-lying Preserve Homesites (HS 37-56) are proposed on the undulating southern toe slopes of Peninsula Hill to the east of the golf course and existing homesites located on the Tablelands. While the landform is elevated above the valley floor, it is flanked by the rocky hills of Jack's Point to the south and Peninsula Hill to the north. In my view, this means that the landform is suited to absorb some low density development. The proposed density is similar to the existing Tableland Homesites and allows individual location of buildings on suitable building sites. The individual location of 20 Homesites takes the small scale topography into account without creating visually homogenous lots that fail to follow the landform.
- 56 The south facing, lower slopes of Peninsula Hill have been modified by farming land uses in the past. Currently, some grey shrub can be found on the lower slopes, while more extensive stands occur on the upper slopes further north. In order to increase the native vegetation cover in this area, which is bounded by a wetland to the south east, the proposed rules require protection of open space and implementation of native planting. The rules for the Open Space Golf area provide for the creation and management of open space, which may include native revegetation within the open space areas (3000m² or 20% of the area of each home site lot). In my view this provides a real opportunity to create

conservation benefits and to reduce potential effects on landscape and amenity values.

- 57 Due to the landscape sensitivity of parts of this area, an integrated approach has been taken regarding the design outcomes for this area, which will provide for individually sited residential dwellings and conservation benefits by requiring implementation/management of native vegetation. With the proposed dwelling location at a low density (total number of buildings 20), I anticipate that the landscape effects across such a large and varied area will be effectively managed in combination with the proposed open space protection and revegetation.
- 58 Some views to proposed Preserve Homesites on the eastern Tablelands may arise from the existing Jack's Point areas, where dwellings would be visible at a distance of over 1km in proximity to the existing access road to the tablelands homesites. The location of the existing quarry gives a good indication of the southern part of the proposed development area (see photos 9 and 10). However, in my view, the proposed Homesites (with small amendments outlined in the response to the S42a report below) have been very carefully sited to generally face away from the village and to nestle into the undulating folds of the landform without being visually prominent. Any remaining potential views, which will depend on the exact location of buildings and viewpoint, would be in character with the feathered edge of development within Area R(HD) G, leading to a suitable transition the Open Space area to the north on the more visible slopes of Peninsula Hill.
- 59 The proposed Preserve Homesites 57 and 58 are located in folds of the rising slopes of Peninsula Hill and fall within the ONL (WB) identified in the Operative District Plan. The ONL has been delineated by following landform boundaries of the roche moutonee that forms Peninsula Hill based on the Environment Court decision C90/2005. While that line takes account of the landform and landscape character area differentiation, it does not take into account that some of the low-lying areas of the folded landform provide distinctively different visual characteristics.
- 60 Within the two folds described above are pockets of enclosed hummock terrain that could absorb development as proposed within these two Homesite areas. These areas would provide, in my view, opportunities for the location of suitable house sites, which would not be visible from the highway or short-distance viewpoints on the lake. When I accessed these two areas on foot during my on-site investigations, I had the opportunity to fully understand the terrain undulation and scale of the landform (see photos 7 and 8). In my view, the landform could accommodate some well-sited buildings without adverse effects on the wider Peninsula Hill area or landscape.

- 61 In order to protect the landscape and visual amenity values of the landscape, development within this area would be directed into these two areas with high absorption capability. The proposal for Homesites 57 and 58 is to allow for 5 m high residential units or visitor accommodation as restricted discretionary activities within confined areas located in the two low-lying folds, while development within the Peninsula Hill Landscape Protection Area and the Lake Shore Protection Area and would be non-complying.
- 62 The Peninsula Hill Landscape Protection Area overlay which extends across the majority of the Peninsula Hill slopes within Jack's Point Zone, includes the high lying parts of the rock outcrop that are readily visible from the highway and lake. To ensure that the visually sensitive areas of Peninsula Hill and surrounding landscape are adequately protected, status of any building development within the Peninsula Hill and Lake Shore Landscape Protection Area would be non-complying, which would provide more certainty for landscape protection of the more sensitive parts of the surrounding landscape than under the Operative District Plan.
- 63 The outlines of the landscape protection area have been refined to protect the visually sensitive / prominent land with high visibility from the lake and state highway. I consider this appropriate in the light of Objective 3 of the Strategic Directions⁷ (Objectives 3.2.5.1 and 3.2.5.2). The Lake Shore Landscape Protection Area achieves the same landscape protection outcomes along the lake edge to maintain the natural character and visual amenity of the shores and adjacent slopes. In the folds of the Peninsula Hill landform are pockets where the proposed homesites can be located, without being exposed to views from Jack's Point, which means that the impressive natural backdrop of the landform to long-distance views from the residential areas will be maintained.
- 64 I consider that it would be appropriate to narrow the range of colours to be provided for buildings on Homesites 37-57 to a range of browns, greens and greys with a reflectance value of less than 30% for building surfaces as proposed. This would be in addition to the review of house designs through the JPROA Design Review Board and compliance with Preserve Design Guidelines as proposed.
- 65 Dr Read in her evidence suggests in para 19.24 that the existing Preserve Design Guidelines should be incorporated into the rules as performance standards. I understand that the guidelines would be integrated through a requirement for them to be registered on the title as discussed by Mr Ferguson.

⁷ To direct new subdivision, use or development to occur in those areas that have potential to absorb change without detracting from landscape and visual amenity values.

- 66 The Tablelands character area currently contains a number of identified homesites (with Preserve Drive as an access road) and a golf course. The introduction of 20 dwellings on the eastern side of the landform will lead to an extension of this level of development across a larger area. The intensity of development and individual site selection would, however, remain in character with the existing homesites and vegetation patterns, which follow the landform undulation. Due to the terrain undulation on the tablelands, the dwellings would not be perceived together in their entirety, apart from few elevated viewpoints, such as Peninsula Hill. I consider that through the proposed homesite locations it can be ensured that there will not be any adverse cumulative effects for the occupants of homesites on the tablelands. Due to the varied surface and terrain undulation, I consider that it would be possible to avoid or mitigate these potential effects by careful siting of dwellings.
- 67 The location of the buildings within confined areas of the former FP-2 will, in my opinion, avoid cumulative effects, since they are visually separated from the remainder of Hanley Downs/ Jack's Point and will not be seen from any short or mid distance public or private viewpoints.
- 68 In my view, potential effects on existing visual amenity can be avoided or mitigated for adjoining property owners through the selective siting of Homesites in the Tablelands and Preserve area and design controls outlined above. In addition, greater certainty is provided regarding the landscape outcomes for the visually sensitive parts of Peninsula Hill or surrounding landscape, compared to the currently operative District Plan (see Mr Ferguson's evidence).
- 69 Response to S42a reports and submissions: Based on my most recent on-site investigations with Dr Read, I can confirm that I support the proposed homesites, apart from one recommended deletion (visually prominent HS 46) and small amendments in terms of location as shown on the latest revision of the Structure Plan. I identified an alternative, more appropriate location for the deleted HS 46 during the site visit, adjacent to the wetland (between HS 48 and 56) as shown on the Structure Plan.
- 70 FP-2 has undergone substantial changes since the preparation of the S42a report. It is now proposed to identify two Preserve Home Site Areas (HS 57 and 58), one in each of the two folds of the landform that have a higher ability to absorb change. Within these areas, all residential units and visitor accommodation is provided for as a restricted discretionary activity and farm buildings are a controlled activity (non-notified). All building development outside the home sites and the Peninsula Hill Landscape Protection Area is a discretionary activity (unrestricted). Within the PHLPA all building development is a non-complying activity.

- 71 The two pockets of enclosed hummock terrain that are available for development within the Homesites provide, in my view, opportunities for the location of suitably designed and micro-sited dwellings, which would not be visible from the highway or short-distance viewpoints on the lake. When I accessed these two areas on foot during my on-site investigations, I had the opportunity to fully understand the terrain undulation and scale of the landform (see photos 7 and 8). In my view, the landform could easily accommodate one or more buildings without any adverse effects on the wider Peninsula landscape.
- 72 The Peninsula Hill Landscape Protection Area overlay, which extends across the majority of the ONL identified on Council's planning maps within the Jack's Point Zone, includes the high lying parts of the rock outcrop that are readily visible from the highway and lake. Rules are in place to ensure that these visually sensitive parts of the landform will be protected from inappropriate development. The outlines of the landscape protection area have been refined to protect the visually sensitive / prominent land with high visibility from the lake and state highway. The Lake Shore Landscape Protection Area achieves the same landscape protection outcomes along the lake edge to maintain the natural character and visual amenity of the shores and adjacent slopes. Neither of the two pockets of potential development located in folds of the Peninsula Hill landform, would be exposed to views from Jack's Point, which means that the impressive natural backdrop of the landform to long-distance views from the residential areas will be maintained.
- 73 Dr Read also raised concerns in relation to access to the two Homesites during our joint site visit. I concur with her that access is a key consideration, as any roading across the visually sensitive southern slopes of Peninsula Hill should be avoided. In my view, access should be achieved from the east within the low lying folds to minimise visual effects.
- 74 In my view, potential effects on visual amenity can be avoided or mitigated for adjoining property owners through the selective location of Homesites, in character with the remainder of the existing Tablelands development for the reasons outlined above.

Jack's Point Village Activity Area V(JP)

- 75 The Education and Health Precinct is removed from the Structure Plan under the revised proposal (as per Memorandum dated 15/12/2016). The area (which is currently occupied by the golf driving range), would be incorporated into the adjacent Jack Point Village Activity Area. In my evidence below I, therefore, address the effects of the provisions of the Jack's Point Village Activity Area applying to the former E Precinct. However, education would be also one of the possible uses integrated within the Village. The area is located next to the Village amenities, Lake Tewa and the residential neighbourhoods. Due to its central

location this area can be well integrated into the central part of Jack's Point given its location in proximity to the village core.

- 76 The visual catchment of the proposed consolidation to the V(JP) area is largely contained within the Jack's Point development area. The area is located within a natural basin, framed by the prominent roche moutonee on the western side (474masl), which connects with a high-lying plateau (the Preserve area) to Peninsula Hill in the north. This landform blocks all low-lying views to the proposed site from the west, including all views from the lake. Due to this effective land form containment, long distance views to the site are very restricted and may only be gained in the form of glimpses from the elevated viewpoints to the east, such as the slopes of the Remarkables Mountain Range (see photo 1). From State Highway 6 views are obscured by intervening landform due to the elevation change between the centre of Jack's Point Village and the highway. Along a 400m long stretch of highway, north of the Homestead Bay turn-off, some long-distance glimpses to the roofs and upper storeys of the up to 12m high buildings within the area may be possible. Due to intervening vegetation and land form undulation in these views at a distance of over 1.2km (see photo 2) buildings would barely be detectable and would, in my opinion, certainly not attract any attention in the context of other visible houses, when driving along the highway.
- 77 This means that the relevant views of the proposal are restricted to the existing and future residential and commercial areas of Jack's Point. In terms of visual effects from private viewpoints the various areas within the existing Jack's Point residential neighbourhoods will experience different levels of visual effects depending on their elevation, orientation relative to the proposal and their setback from any terrain variation in the form of escarpments that define the development area. While views would be possible from some existing residences along the west facing escarpments, the visibility of the former E Precinct area would generally be low due to the oblique angle and intervening buildings and vegetation. Views to the site from residences in the east would be gained in the context of the existing village to the north, including numerous dwellings of a similar style as those proposed.
- 78 It has to be taken into account that Jack's Point is undergoing a transformational change through the establishment of the village core, which this area would be a logical extension to. In the context of the existing village and future construction of the mixed use/ visitor accommodation areas, the extension of the V(JP) development to the south would lead to low effects in terms of landscape character and amenity and the nature of effect is likely to be perceived as neutral, rather than adverse by the surrounding community.
- 79 Response to S42a report and submissions: The expansion of the village was covered by several Council experts, including Dr Read and Mr Compton-Moen. I

set out my comments to Dr Read's evidence as it relates to landscape and visual effects. In para 20.5 Dr Read states that an educational facility would be a more appropriate neighbouring activity to a recreational area than the village extension due to the area of open space associated with a school. I consider that the difference in effect would not be adverse in this location. However, I understand the Village could also include educational uses. The visibility of the area is limited to the dwellings along the west-facing escarpment edges of the southern part of the existing Jack's Point residential area, who would perceive a difference from elevated viewpoints. I reviewed the visibility from SH6 as part of the joint site visit with Dr Read and remain of the view, as outlined above, that the visibility from this short stretch of road at long distances would be inconsequential (see photo 13).

Residential Hanley Downs Activity Area (R (HD)-SH 3)

80 Instead of the notified Education Innovation Campus an Activity Area is now proposed that allows for residential use. This amended activity area, which was included in the proposed Jack's Point Structure Plan and provisions as part of the DPR based on the Memorandum dated 15/12/2016 initially provided for education and residential activity. Following the site visit outlined above and caucusing, the area now is proposed to provide for residential activity, and will require a Spatial Layout Plan (SLP) for the whole activity area prior to any development. The residential density is proposed at the same level as R(HD-SH) 1 with 12-22 units per ha. Building height would be limited to 8m for residential. Screening for views from the highway is proposed along the northern boundary of the area.

81 The R(HD)-SH3 activity area is located on the flat northern part of Hanley Downs's area of Jack's Point. As shown on the maps provided as updates to the Coneburn Study, this area has a high ability to absorb change if landform and/ or vegetation screening is factored into the modelling to prevent visibility from SH6. I consider the landscape character sensitivity of the area to be relatively low due to the intensive farming land use and the flat nature of the land. In order to increase the change absorption capacity of the area overall, new screening in the form of landform modulation and vegetation planting is proposed along the northern edge of the area to reduce its visibility from the highway. The proposed screening will be consistent with, and a continuation of, the existing (Jack's Point) and future (Hanley Downs) screening along SH6 to ensure the currently experienced high quality design outcomes are achieved (see also new Rule 41.1.1). This increase in absorption capacity through the introduction of screening is reflected in the updated Landuse and Landscape Management Strategy (see Coneburn Study 2015).

82 In order to achieve a high standard design outcome and a masterplan-led approach, a Comprehensive Development Plan is proposed that takes into

account the overall layout of residential development, as well as the integration with the road and open space network. The effectiveness of screening of views from the highway, the gateway function of Woolshed Road and the main design elements would also be considered as part of the CDP. In my view, these proposed amendments to the activity area, which would only allow for a low site coverage and a reduced height of buildings would also alleviate potential visual and landscape character effects in relation to the occupants of the existing dwellings in this area (Lloyd/ Troon and Paterson residences) properties.

- 83 Activities will be restricted to residential subdivision with the SLP required as a controlled activity. Through the CDP the layout, location and scale of activities and the anticipated landscape outcomes can be managed relative to the character of the receiving environment.
- 84 This means that any proposed development and its potential landscape and visual effects will be assessed together with the mitigation proposed as part of the development under the CDP. I consider this approach appropriate for this site, in order to ensure that any potential impacts can be successfully managed. It should be noted that the currently proposed scale of built form within the residential area will be less than originally proposed within the EIC in terms of height and site coverage. In my view, the layout of buildings and provision/design of open space will be important design aspects to ensure that the buildings can be appropriately absorbed into the surrounding landscape.
- 85 Currently this area is partially screened from views from the highway by existing shelterbelts on neighbouring land. As part of the proposed development further screening is proposed along the north-western boundary, which is oriented towards SH6. The design of the landscape mitigation along the northern edge would be shown as part of the CDP. Potentially the screening could be in the form of a hedgerow planted in fast growing evergreen species (eg macrocarpa or poplar) that fits into the rural landscape context. The planting would have to be accommodated within the activity area. It is acknowledged that planting would take several years to fully screen a development of 10m in height, but a softening effect from the vegetation on the built form would be noticeable much earlier. The rising terraces of the Peninsula Hill landform would form the visual backdrop to any development in this area, so that buildings can be more readily absorbed into the landscape. In my view, effects as experienced from SH6 would not be adverse due to the scale of the surrounding landforms, which would help to accommodate the proposal in this location.
- 86 A large area of Open Space Landscape Protection Area (approx. 600m wide) is proposed between the highway and the R(HD) -SH3 activity area, which will help to maintain the openness and rural character of the landscape without obstructions. The screening vegetation is proposed in proximity to the proposed

activity area to ensure that open long distance views to the Peninsula Hill tops and the mountain ranges (Cecil Peak and Bayonet Peaks) are maintained. Long-distance views from Frankton (Riverside Road) may be gained at a distance of over 3km, but existing intervening vegetation will obscure the majority of development and at this viewing distance, I consider the potential landscape change insignificant due to the urban context of the viewer location.

- 87 Response to S42a report and submissions: In para 20.4 Dr Read comments on the replacement of EIC with the proposed R(HD) activity area and considers that this would be appropriate in principle. She considers that development of this area in accordance with the proposed regime would not have any more significant effects on the landscape or visual amenity than the EIC would have, and would possibly have lesser effects. I concur with Dr Read.

Hanley Downs Woolshed Road Access

- 88 As part of the revised design for Hanley Downs an alternative access road and entrance is proposed along the existing Woolshed Road. The landscape effects of this additional entrance would be confined to a very short stretch of SH6. This existing access road will be sealed and will form a logical extension from the village centre to eastern entrance from the highway. Currently, the road is lined with poplars on the neighbouring property, which have reached mature height and form a distinctive vertical element in the landscape. The road will serve as a secondary access into the Zone that will most likely become the primary connection for areas along the northern part of the zone with the existing access onto State Highway 6 through Maori Jack Road continuing to provide access to the southern area. There are function as well as amenity benefits in having a dual access into the zone as it will avoid increased traffic through the Jack's Point residential areas. This new north- south axis will be designed to the same high design standards as the existing access off SH6, which means that there will no adverse effects on amenity for residents within the development.
- 89 It is proposed to provide treatment of Woolshed Road as a main access road to Jack's Point, while providing a more rural character than along Maori Jack Road, which is surrounded by extensive native planting. Woolshed road is more rural in setting, so therefore, a more ordered layout of exotic deciduous trees in the form of avenue planting is proposed, in combination with the R(HD) boundary landscaping. This will form a distinctive gateway to Jack's Point and provide some contrast in character to the Maori Jack Road entry. I note that the terrain along Woolshed Road is flat and differs in that sense from Maori Jack Road and the design of Hanley Downs is unlikely to occur in pods as with Jack's Point neighbourhoods. I would, therefore, anticipate that the more densely developed core of Hanley Downs has the potential to visually interact more closely with

Woolshed Road, which would give the area a more urban character and focus of a town centre.

RELEVANT STATUTORY MATTERS

- 90 Areas of ONL (Outstanding Natural Landscapes) have been identified within the Jack's Point Zone, as shown in the Operative and Proposed District Plans. These two areas are located around Peninsula Hill and the roche moutonee west of Homestead Bay. Potential effects on the Peninsula Hill ONL, which contains the two proposed Homesites HS57 and 58, are covered below as they are relevant under Section 6(b) of the RMA.

Outstanding Natural Landscapes

- 91 Peninsula Hill and the surrounding landscape would only be potentially affected by buildings within two Homesites (HS 57 and 58, an area formerly contained within FP2). All other proposed Homesites fall outside the identified ONL area identified on Council planning maps, apart from existing HS 36 and proposed HS 37, which fall in very close proximity, which has been identified at a very large scale within the district plan. The protection of landscape values in respect to Peninsula Hill and the wider landscape has been the key driver for the identification of landscape protection areas within the northern most part of Jack's Point Zone, surrounding these two Homesites. Within the two Homesite areas, which lie within areas that have a high ability to absorb change without compromising the landscape values of the Peninsula Hill landscape, residential buildings are to be a restricted discretionary activity. The buildings would be low in height (5m) and subject to an assessment of landscape and amenity values and of external appearance/ design. Furthermore, native revegetation would be required (3000m² or 20% of the homesite lot). The Homesites where RD applies can be accessed through low-lying folds in the landform which would mean that the access roads and dwellings would be difficult or impossible to see from SH6 and Lake Wakatipu. There will be no visibility from Jack's Point or Hanley Downs residential areas. Buildings within the remainder of these areas with high change absorption capacity would be discretionary, while they would be non-complying within the Peninsula Hill Landscape Protection Area. In my view, this high level of protection in combination with a high degree of certainty regarding potential building locations is an appropriate landscape outcome for Peninsula Hill and wider landscape.

CONCLUSION

- 92 In my evidence I have addressed the landscape and visual effects of the most recent version of the proposed Jack's Point Zone Chapter, as it occurs on land owned by Jack's Point entities (areas R(HD-SH)-1 and 2, R (HD) F and G, Homesites 37-58, V(JP) and R (HD SH)3

- 93 The areas that are proposed in closer proximity to the highway R(HD-SH)-1 and 2) will be effectively screened from views through mitigation planting and mounding, so that they will not be readily visible.
- 94 The proposal for area R(HD)F in response to Dr Read's suggestions will ensure that the sensitive rocky slopes on and around Peninsula Hill will not be developed. The lower part of this area has in my view, the ability to absorb well-sited dwellings on suitable building platforms. The proposal for low density development (akin to rural lifestyle) within R(HD)G will, in my view, not lead to adverse visual effects, given that it would be predominantly seen from Jack's Point occupants at a distance of over one kilometre, with the urban area of Hanley Downs in the foreground of the view.
- 95 The visual catchment of the proposed extension to the V(JP) area is largely contained within a natural basin of the Jack's Point development area, restricting relevant views of the proposal to the existing and future residential and commercial areas of Jack's Point. Jack's Point is undergoing a transformational change through the establishment of the village core, to which this area would be a logical extension. In the context of the existing village and future construction of the mixed use/ visitor accommodation areas, the extension of the V(JP) development within the former EH area (at a lower 45% site coverage) would lead to low effects in terms of landscape character and amenity. In my view, the nature of effect is likely to be perceived as neutral, rather than adverse by the surrounding community.
- 96 The rural landscape values currently found on the south facing, lower slopes of Peninsula Hill area will be preserved through a low density of individually sited dwellings (Homesites 37-58) and rules that require protection of open space and potential implementation of native planting. The layout for identification of Homesites within the former FP 1 area, will ensure that the proposed dwellings are sited in appropriate locations to avoid cumulative effects or adverse visual effects for occupants of Jack's Point or the Tablelands areas.
- 97 The development of two Homesites (57 and 58) within two areas with high absorption capability are, in my view, acceptable while ensuring that the landscape and visual amenity values are protected through the Peninsula Hill Landscape Protection Area overlay which extends across the remainder of this activity area. Since visually sensitive parts of the landform will be protected from inappropriate development, the proposed two dwellings for this area are, in my opinion, acceptable when assessed against RMA s6(b), despite their location within the Peninsula Hill Landscape Protection Area and surrounding landscape. It is also worth noting that the lake shore and slopes will be protected under a separate landscape protection area, which means that the natural character values (under RMs S6(a)) can be maintained.

- 98 Another addition to the Hanley Downs area is the proposed Residential; Education Activity Area (R (HD-SH)3), where residential development /activities are anticipated as part of a CDP, which is to be prepared for the area under a masterplan-led approach. This area on the northern side of Hanley Downs village, would be partially visible from the highway when approaching from the north. Therefore, mitigation measures are proposed to reduce the visual amenity effects on the rural landscape. A large open space setback is proposed from the highway to ensure that buildings in this area would not encroach on views to the wider landscape.
- 99 An additional access road along the existing Woolshed Road will ensure that the residential amenity within Jack's Point and southern Hanley Downs will not be affected from through traffic. The visual effects from this additional entrance off SH6 will be localised and, in my view, not adverse.
- 100 The proposed development for the Hanley Downs area allows for higher density residential activity in a landscape with relatively high change absorption capability. While the residential and commercial activity areas are in some cases new additions or extended in size, the development as whole is visually well contained and aims to protect the rural open space and landscape values of the sensitive parts of area.
- 101 Jack's Point and Hanley Downs have been developed in a part of the Wakatipu landscape that is visually highly contained. The development of urban areas has already been anticipated under the Operative District Plan and the proposal now advanced following caucusing in appropriate areas will, in my view, not lead to adverse landscape effects in the context of existing and future development of Jack's Point Zone.

APPENDIX 1 – PHOTOGRAPHIC RECORD IN GRAPHIC ATTACHMENT

Queenstown Lakes DPR, Jacks Point Zone

GRAPHIC ATTACHMENT
EVIDENCE OF YVONNE PFLUGER | BOFFA MISKELL LIMITED

02 February 2017



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Figure 1: Viewpoint Location Plan

LEGEND -
8 Photograph Location Point

DATA SOURCES -
Photographs taken by Yvonne Pfluger, Boffa Miskell Limited. June 15, 2015.
Aerial sourced from LINZ, Crown Copyright Reserved and Eagle Technology, Copyright Reserved.
PROJECTION -
NZGD 2000 New Zealand Transverse Mercator.



Photograph 01: The viewing angle of this zoomed-in photograph of the Henley Downs area (taken from Remarkables access road at a distance of over 2km) is representative of views from elevated viewpoints on the lower slopes of the Remarkables Range.



Photograph 02: Long-distance views along State Highway 6 (SH6) from the north are curtailed by existing shelterbelts. This photo shows the view south within 750m between the Remarkables access road and Woolshed Road. Some views may be gained of the residential area (former EIC), in particular when poplar shelterbelts are not in leaf and before proposed mitigation planting has reached maturity.

Figure 1: Photographs 1-2



Photograph 03: This photo looking along Woolshed Road (taken from the SH6 turn-off) illustrates the closest view that would be gained of R(HD-SH) 3 from SH6 through the existing rows of poplars at a distance of over 400m. The proposed screening along the development would further reduce visibility.

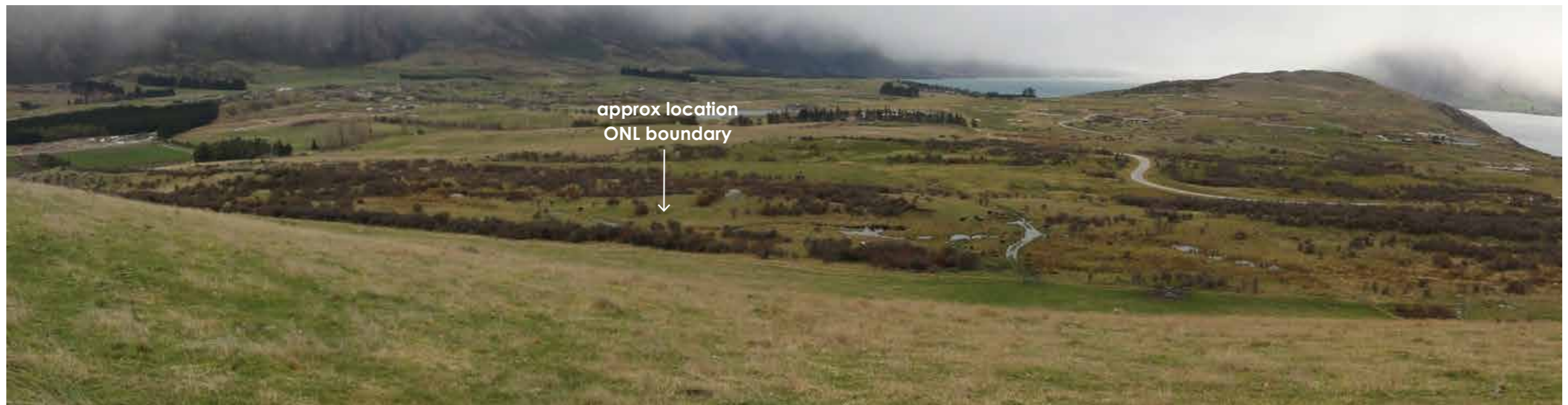


Photograph 04: This photo from SH6 across the paddock south of Woolshed Road shows the area that will partially form R(HD-SH)-2. Mounding and planting is proposed to screen views to proposed dwellings.

Figure 2: Photographs 3-4



Photograph 05: In this photo the proposed area R(HD)-G is shown as seen from Woolshed Road. The lower undulating slopes to the right are within R(HD)-Fb, while the flat low-lying parts will be developed in character with adjacent area R(HD)-D under area R(HD)-Fa.



Photograph 06: An overview of the former FP-1 area, which now contains identified Homesites can be gained from the slopes of Peninsula Hill (taken from within FP-2). The FP-1/2 boundary, as well as the ONL boundary, follow approximately the change in terrain (ponding area) visible in the centre of the photo.

Figure 3: Photographs 5-6



Photograph 07: The photo captures part of the lower area within FP-2 (near Homesite 57) with a high potential to absorb change due to reduced visibility from surrounding areas.



Photograph 08: This panorama illustrates the wide expanse across the upper area within FP-2 (near Homesite 58) with a high potential to absorb change.

Figure 4: Photographs 7-8



Photograph 09: This photo from Jacks Point Rise is representative of views that can be gained by occupants of dwellings in the south western parts of the higher-lying neighbourhoods. The slopes above the lake will be kept free of development, but dwellings on Homesites (within former FP-1 area) may be partially visible to the right of the existing quarry at a distance of 1.3km (with R(HD)-G to the right of FP-1). The future Village will occupy the green paddock in the mid ground.



Photograph 10: Similarly to the view in Photograph 09, some dwellings may be visible on the tablelands from dwellings in the north western Jacks Point neighbourhoods (as seen from walkway off Orford Drive above). The urbanised area of Henley Downs will occupy the flat areas in the foreground.

Figure 5: Photographs 9-10



Photograph 11: The photo shows Area F with the flat land contained within Fa on the right and the more complex terrain within Fb on the left. The steeper slopes behind the mature trees in the centre are within the ONL.



Photograph 12: Area Fb contains a number of flat areas that are suitable for siting of buildings at a low density. The steeper slopes behind the mature trees to the left are within the ONL.

Figure 6: Photographs 11-12



Photograph 13: Long-distance views along a 400m long stretch of State Highway 6 to the south of Jacks Point (north of Homestead Bay turn-off) may allow for glimpses of parts of the buildings in the proposed Village extension. At a distance of over 1.2km the buildings within the village extension would not be visually prominent and seen in the context of existing and future development. The spur on the right side of the image obscures views to the Village extension more and more as a driver moves north along SH6 from this view point.

Figure 7: Photograph 13