

**MORVEN FERRY LTD (2449), BARNHILL CORPORATE TRUSTEE LTD AND OTHERS (2509)
EVIDENCE SUMMARY OF BEN ESPIE (LANDSCAPE ARCHITECT)**

- 1 Regarding PDP Schedule 24.8, I consider that while LCU18 has some differences from, LCU17, it does not have a lower capability to absorb development. I consider its capability is best described as "moderate-low".
- 2 Notwithstanding the capability to absorb additional development rating for this LCU, I consider that development enabled by the specific relief sought can be absorbed into the specific part of LCU18 on which it is located without inappropriately degrading the landscape character and visual amenity of the LCU or the broader Wakatipu Basin landscape. The amended proposed building height provision of 6 metres will assist with this.
- 3 The landscape character effects of the relief sought will be a substantial change in relation to the site itself and its immediate context but this effect will be limited to a relatively infrequently accessed part of the basin and will not affect the broader Wakatipu Basin. Additionally, the activities enabled will not be discordant with existing patterns or with a pleasant rural landscape. I consider that this accords with the Strategic Direction of the PDP in that the overall character and amenity of the Wakatipu Basin landscape will be maintained.
- 4 In general terms, I consider that well-located areas of RRZ/WBLP with a 4000m² minimum lot size can maintain rural landscape character and amenity for the land that surrounds them. There are many examples of this throughout the district; many areas of RRZ exist under both the ODP and PDP. Comparable areas are the Whitechapel/Rapley Close area, where lot sizes are generally between 3500m² and 1ha, or the North Lake Hayes area where the ODP provides for one dwelling per 4000m². The sought areas of RRZ/WBLP are 41.7ha and 6ha in area, meaning that rural character will be closely experienced all around these zoned areas. Future residents will have the experience of living in a rural environment. By contrast, the Hawthorn Triangle area (cited by Ms Mellsop) is 170ha in area. In relation to a very large rural living area like the Hawthorne Triangle, I agree with Ms Mellsop's sentiment that occupiers of the central part of a rural living area of that size will not experience much rural character.
- 5 In relation to visual effects, the activities enabled by the relief will sit in a relatively hidden part of the Wakatipu Basin. They will be very well hidden in relation to state highways or high-use roads. The activities will generally be inconspicuous from nearby public places although the RVZ activities will address Morven Ferry Road (although will be well set back). These RVZ activities will sit as an appropriate element adjacent to a key junction of the Queenstown Trails network.
- 6 Part of the eastern proposed RRZ/WBLP area will be open to view from an approximately 300 metre stretch of the Arrow River Bridges Trail as it passes to the north, over legal road. Certainly, as set out in my evidence, for viewers on this part of the Arrow River Bridges Trail and parts of the Twin Rivers Trail (which is not a public place), some development enabled by the relief will be plainly visible. In some cases, the distant backdrop will be ONL mountains. For trail users, this effect will be very similar to that experienced in many other parts of the basin. The trail user will travel through open, rural country, will pass through a node of visible rural living land use and will then regain open countryside. I do not consider that visual experience of a trail user will be inappropriately degraded.
- 7 Overall, I consider that the relief sought by the submissions has considerable logic and justification in terms of landscape planning.