BEFORE THE QUEENSTOWN-LAKES DISTRICT COUCIL

IN THE MATTER	of a hearing on submissions to the Proposed Queenstown Lakes District Plan pursuant to clause 8B of the First Schedule to the Resource Management Act 1991

ON BEHALF OF	**CORBRIDGE ESTATES LIMITED PARTNERSHIP** Submitter (31021)

EVIDENCE SUMMARY OF BENJAMIN ESPIE
(LANDSCAPE ARCHITECT)
6th AUGUST 2020

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resource management and landscape planning

1. The proposed Corbridge RVZ is not within an ONL. It is in rural farmland between Wanaka Airport and Wanaka / Albert Town. By definition, non-ONL landscapes are less sensitive than ONL landscapes.

2. The proposed relief uses a Structure Plan that has been formulated based on landscape sensitivity in order to configure development. The result is that denser development is concentrated in the central, topographically hidden part of the site and that the more exposed and sensitive parts of the site are kept in an undeveloped rural state.

3. Since preparing my evidence (dated the 29th of May 2020), the relief sought has been amended in that an area of Moderate-High Landscape Sensitivity is now proposed in addition to the area of High Landscape Sensitivity. This is reflected on the plans attached to this summary. The identification of the Moderate-High Landscape Sensitivity area has come from the evidence of Mr Matthew Jones and has been adopted by the submitter. I have confirmed with Mr Jones via email that his area has been correctly identified on the attached plans.

4. It is also relevant that the proposed provisions (as set out in the planning evidence) include specific maximum building coverages and densities in relation to each activity area. I consider that these provisions and the inclusion of the Moderate-High Landscape Sensitivity area addresses the residual concerns of Mr Jones as set out in paragraphs 4.9 - 4.10, 4.18 – 4.20, 4.24 – 4.25 and 4.29 of his evidence[1]. In my understanding, development that breaches the density / building coverage provisions would be a non-complying activity and any development within the Moderate-High Landscape Sensitivity Area would be discretionary.

5. In relation to landscape character, I consider that the proposed relief will not significantly endanger the rural character of the landscape within which the site sits. Nodes of visitor activity can sit comfortably within rural landscapes, as is agreed by Mr Jones[2]. The subject site itself is more able to absorb a node of visitor activity than most settings within the rural landscapes of the district because:

   • it is not within an ONL;

   • it is large and topographically varied enough such that such that an outwardly open, green, rural character is maintained via the use of a Structure Plan approach;

   • it is in a location (adjacent to a State Highway, airport and area of rural living land use) such that some non-rural / semi-rural activity will be less incongruous than in most rural locations;

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[1] Second Rebuttal Evidence of Matthew Stuart Bentley Jones, dated 19 June 2020.
[2] Ibid, paragraph 4.15.

- The rural visitor activity that would be enabled has been specifically configured (via the proposed Structure Plan and Landscape Sensitivity Plan) such that development is confined to the specific parts of the site where it will have least effect on both landscape character and visual amenity.

6. Mr Jones raised some concerns regarding landscape character effects in relation to the parts of AA1, AA2 and AA3 that are in the western and southern reaches of the site and recommended some additional provisions be applied to these areas[3]. Development within these areas will now be fully discretionary and subject to the density and coverage provisions that have been mentioned.

7. In relation to visual effects, Mr Jones and I are in agreement that:

   In relation to visual amenity, the Structure Plan has located future development into the parts of the site that are for the most part visually contained and discrete. This is predominantly within the central, lower parts adjacent to the lake. As such, existing topography and vegetation will largely screen and confine any views to this area from public viewpoints. The southern and northern parts of the site will also largely remain free of built form with open space buffers to the respective boundaries[4].

8. However, again, Mr Jones raised issues regarding the effects of the western and southern reaches of AA1, AA2 and AA3 regarding visual effects and recommended some additional mechanisms[5]. Development in these areas will now be fully discretionary in relation to the amended relief.

9. Regarding visual effects, I consider that the proposed Structure Plan has been formulated such that the visually exposed parts of the site will be free of built development. Some specific provisions relate to the Open Space Road Buffer Activity Area in order to maintain a rural character as experienced by highway users. Council controls/discretion at the time of subdivision or development (especially in relation to the Moderate-High Landscape Sensitivity Area) will allow specific landscape design to be considered such that it can be used to further mitigate potential visual effects. Overall, I consider that visual effects will be very well mitigated.

10. The details of the relief that is sought and the specifics of the site itself will mean that the sensitive parts of the site will not be affected and will be more protected than under the RZ. The structure plan approach will mean that the development that is enabled will be inconspicuous and not out-of-place or offensive in its context.

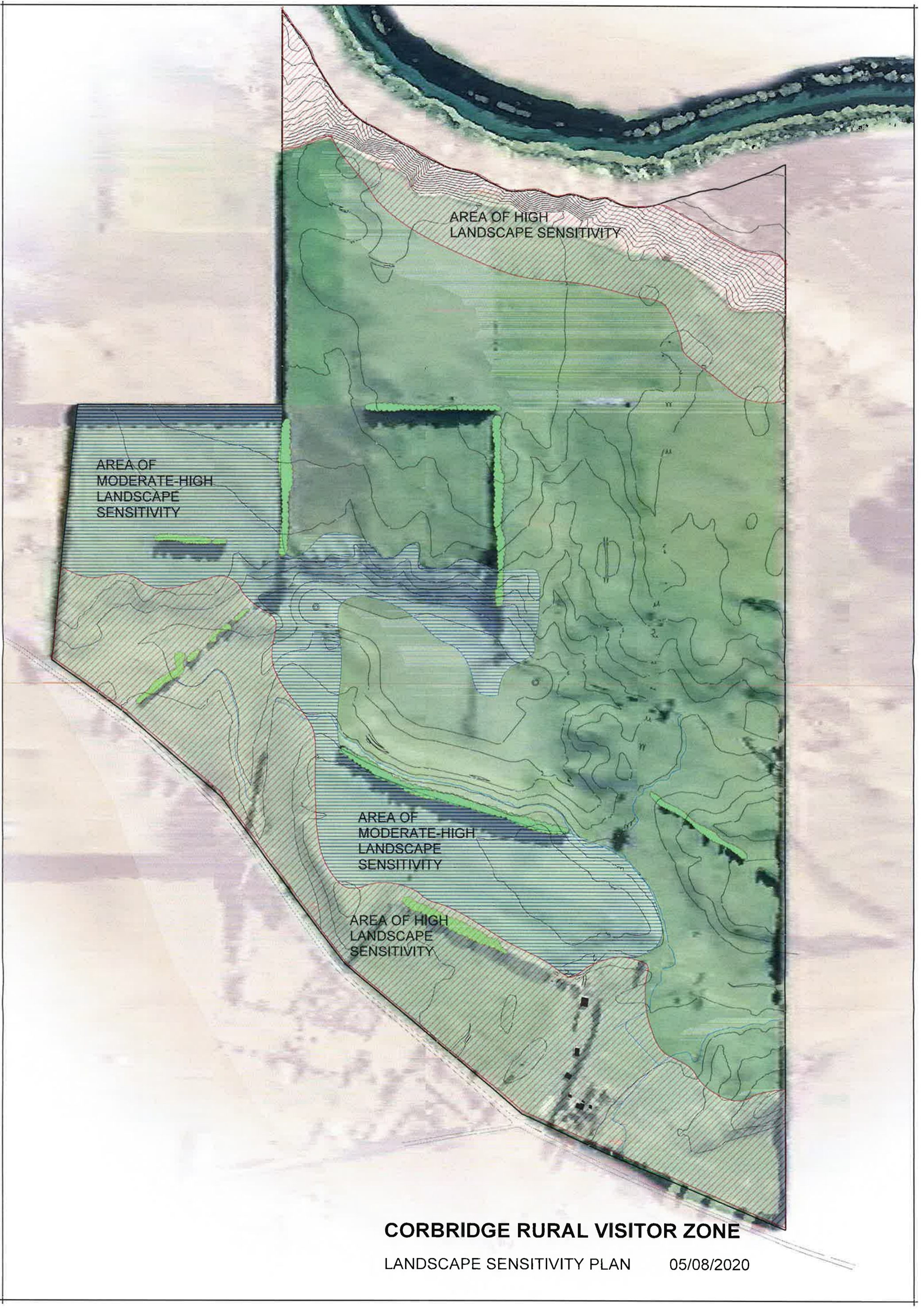**Ben Espie**

vivian+espie

6th August 2020

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[3] Ibid, paragraph 4.19.
[4] Ibid, paragraph 4.23.
[5] Ibid, paragraphs 4.24 and 4.25.

AREA OF HIGH
LANDSCAPE SENSITIVITY

AREA OF
MODERATE-HIGH
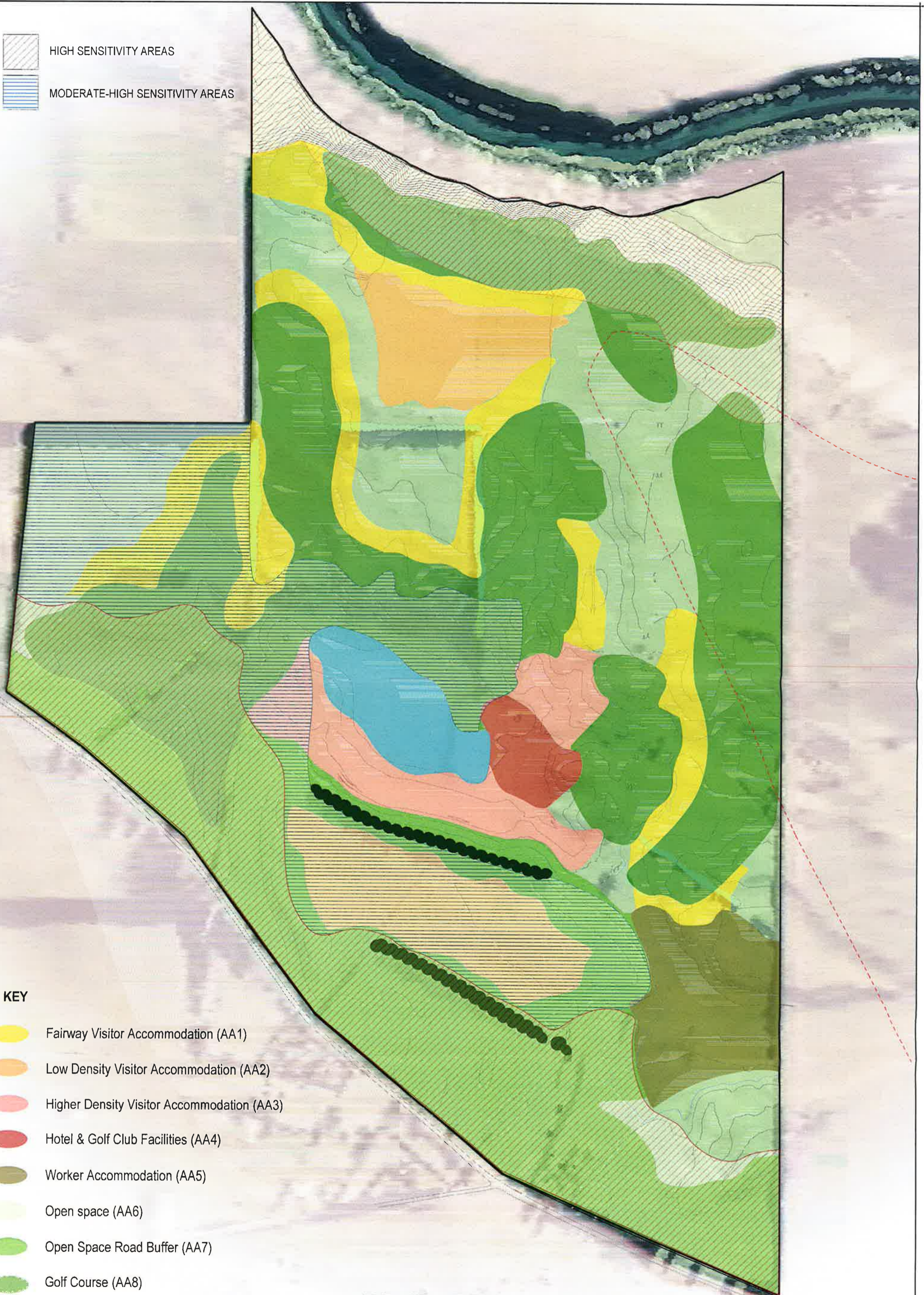LANDSCAPE
SENSITIVITY

AREA OF
MODERATE-HIGH
LANDSCAPE
SENSITIVITY

AREA OF HIGH
LANDSCAPE
SENSITIVITY

CORBRIDGE RURAL VISITOR ZONE

LANDSCAPE SENSITIVITY PLAN   05/08/2020

KEY

	HIGH SENSITIVITY AREAS
	MODERATE-HIGH SENSITIVITY AREAS

KEY

- Fairway Visitor Accommodation (AA1)
- Low Density Visitor Accommodation (AA2)
- Higher Density Visitor Accommodation (AA3)
- Hotel & Golf Club Facilities (AA4)
- Worker Accommodation (AA5)
- Open space (AA6)
- Open Space Road Buffer (AA7)
- Golf Course (AA8)
- Shelterbelts to be retained

CORBRIDGE RURAL VISITOR ZONE

DRAFT STRUCTURE PLAN   05/08/2020   SCALE: 1 : 8000 @ A3