

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 18 –
Stage 3b Proposed
District Plan

**REPLY OF HELEN JULIET MELLOP
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE: CHAPTER 46 – ARCADIA STATION

10 September 2020

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1. INTRODUCTION

1.1 My name is Helen Juliet Mellsop. I prepared a statement of evidence in chief¹ (**EiC**) and two statements of rebuttal² filed in Hearing Streams 17 and 18. My qualifications and experience are set out in my EiC.

1.2 I attended the hearing on 2 July 2020 and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

- (a) The appropriate zoning for the land subject to rezoning at Arcadia Station.

2. ARCADIA STATION – SUBMISSION 31008

2.1 I understand that during the hearing the Panel questioned the appropriateness of Rural Visitor zoning for land at Arcadia Station that has s223 certification for a residential subdivision (RM130799), including for 11 residential building platforms. Residential activity is non-complying in the PDP Rural Visitor Zone (**RVZ**) and it was therefore suggested by the Panel that Rural zoning might be more appropriate for the part of the site covered by the subdivision consent.

2.2 I have considered the Rural zone as an alternative zoning for the site, and from a landscape perspective, could support the zoning for the majority of the land subject to Subdivision Consent RM130799. However, some modification would be required to the Rural Zone provisions (as they apply to the site). In particular, I support a 6 metre building height standard for the Arcadia subdivision area. The PDP Rural Zone allows a maximum building height of 8 metres and in my view buildings of this height could adversely affect the landscape and visual amenity values³ of the Outstanding Natural Landscape (**ONL**). There is potential for taller buildings to be visible from Glenorchy-Paradise Road and Diamond Lake, and such buildings would be more

1 Dated 18 March 2020.

2 Dated 12 and 19 June 2020.

3 EiC, Appendix 1, pp 9-10.

difficult to integrate and screen with existing and future vegetation. Taller buildings could also compete visually with the form of Arcadia House and detract from its contribution to the heritage values of the landscape.

- 2.3** A modified Rural zoning of the land, would mean that both adverse and positive effects on the character and values of the ONL would be considered in any future applications for resource consent. Built development, apart from small scale farm buildings and dwellings in the platforms approved under RM130799, would be a non-complying activity and the Assessment Matters for ONL in 21.21 of the PDP would be applied. In my opinion, this would ensure that the landscape values of the ONL are protected and that development would be reasonably difficult to see from outside the site.
- 2.4** With regard to the 11 residential building platforms approved under RM130799, I consider that those on proposed Lots 1, 4-7, 10 and 11 are only able to be appropriately absorbed within the landscape if the consent conditions relating to building design, curtilage areas, retention of existing trees, mitigation planting and management of retained open space are implemented.
- 2.5** If a Rural zone was applied to the land subject to the subdivision, in my view, the construction of buildings within the platforms consented under RM130799 would need to be a controlled activity. Matters of control would include building design, external appearance, landscaping, fencing, lighting and access. In my opinion these matters of control would allow any adverse landscape and visual amenity effects of future dwellings to be avoided or mitigated. Aspects of residential development such as roof pitch, building bulk, external materials, outdoor living areas, driveways, car parking, fencing, water tanks and planting (including species and location) would be under Council's control.
- 2.6** I do not consider that any reference to the Arcadia Structure Plan Design Guidelines approved as part of RM110010 would be required if the recommended matters of control are included. The controlled activity rule would supplement the conditions of RM130799 and would

ensure that the landscape effects of dwellings in the subdivision were appropriately managed.

- 2.7** Proposed Lot 13 of RM130799 encompasses Arcadia House, its gardens and curtilage, and open pasture that is part of a High Landscape Sensitivity Area in the notified PDP Stage 3b maps. This open area allows highly valued views from Glenorchy-Paradise Road towards Diamond Lake and the wider landscape to be maintained.
- 2.8** In my view, if a Rural Zone was to be applied over the subdivision area, the High Landscape Sensitivity Area of proposed Lot 13 should be retained as part of the RVZ. This is in order to retain the integrity of the High Landscape Sensitivity Area, which extends south from Lot 13 to the shores of Diamond Lake. RVZ zoning over Lot 13 would provide a high level of landscape protection for this area as any built development would be a non-complying activity.



Helen Juliet Mellsop
10 September 2020