

APPENDIX 2

**THE BAXTER DESIGN GROUP LANDSCAPE ASSESSMENT REPORT AND
ACCOMPANYING GRAPHIC ATTACHMENT, BDG
DATED FEBRUARY 2015**



Landscape Assessment Report

Dalgleish Farm - Millbrook

April 2015

INTRODUCTION

1. This landscape assessment report was prepared by the Baxter Design Group (BDG) and supports a District Plan Review being undertaken by the Queenstown Lakes District Council (Council). The application seeks to amend and extend an existing Resort Zone and the Millbrook Structure Plan. This report provides comment on the landscape effects of the proposed Structure Plan.
2. The following is a summary of the proposal. For full details please refer to the Section 32 Report prepared by John Edmonds and Associates.
3. In general, this proposal seeks to:
 - Extend the existing G (Golf and Open Space) Activity Area to the west, to include the Dalgleish Farm land.
 - Amend the existing Structure Plan and zone boundaries to reflect the 'as built' condition of the Millbrook Resort Zone.
 - Extend an existing R (Residencies) Activity Area to include a portion of the Dalgleish Farm land.
 - Establish new R Activity Areas within the Dalgleish Farm land.
 - Establish a Landscape Protection (LP) Activity Area.
 - Establish a Landscape Amenity overlay.
 - Relocate the Helipad Activity Area

4. The following are attached for reference:
 - **Appendix A** – Detailed assessment of the proposal against the relevant Objectives, Policies and Assessment Matters as contained in the Draft District Plan.
 - **Appendix B** – Existing Structure Plan
 - **Appendix C** – Proposed Structure Plan
 - **Appendix D** – QLDC District Plan Format
 - **Appendix E** – Combined Structure Plans
 - **Appendix F** – Landscape Units and the Dalgleish Farm Overlay
 - **Appendix G** – Ability to Absorb Change and the Dalgleish Farm Overlay
 - **Appendix H** The Big Picture
 - **Appendix I** – Structure Plan Overlays
 - **Appendix J** – Viewpoint Locations
 - **Appendix K** – Views from Malaghans Road
 - **Appendix L** – View from Feeley Hill
 - **Appendix M** – View from Cotter Avenue
 - **Appendix N** – View from Lake Hayes Entrance

DESCRIPTION OF THE PROPOSAL (*refer to Appendices B – I*)

5. Millbrook Country Club Limited (Millbrook) owns a large portion of land to the southwest of Arrowtown. This portion of land is within the Resort Zone and is subject to the Millbrook Structure Plan as shown on page 12-24 of the Operative Queenstown Lakes District Plan (the Plan).
6. Recently, Millbrook purchased a rural property to the west of the existing resort known as Dalgleish Farm. Dalgleish Farm is 67.6ha in area and occupies the Mill Creek floodplains and sloping, hummock-lands that lead up from Millbrook to more elevated lands to the west. The hills and plateaus of the more elevated lands are referred to in this report as the 'upper hills'. Millbrook seeks to extend the Millbrook Resort Zone into this land and to extend the existing Structure Plan to include this land.
7. BDG has been involved with landscape aspects of the proposal from its inception and has produced a detailed study of the wider landscape resource. The *Wharehuanui Landscape Study* examines the broader landscape setting of the receiving environment, assesses this with regard to units and their boundaries. The Study identifies the distinct characters within the landscape in terms of land form, land cover and land use. The Study identifies the landscape's issues and opportunities, landscape management strategies and its ability to absorb change. The findings informed the Dalgleish Farm design options and the Study should be read in conjunction with this Report.
8. As part of this proposal, Millbrook seeks to amend the existing Structure Plan to reflect the 'as built' pattern of development within the existing Resort Zone. This includes amending the boundaries of the Activity Areas so they closely follow the existing and consented development within the existing Resort Zone. Development which has occurred outside the existing Structure Plan was approved through the resource consent process, which included an evaluation of the landscape effects.

9. The proposal has also been designed to best implement and achieve the District Plan provisions where they concern the Millbrook Resort Zone.¹ In this regard the 'Resort Zone Purpose' describes the desired outcome as follows:

The purpose of the Millbrook Resort Zone is to provide for a visitor resort of high quality. The Zone provides for recreational activities (including golf), commercial, residential and visitor accommodation together with support facilities and services. The general amenity of the Zone is one of development enclaves located in the open rural countryside with well landscaped grounds. Well located and designed development is expected throughout the Zone. To achieve this, integrated planning in accordance with a Structure Plan is required.

10. Any potential for adverse effects was identified early in the design process. This included identification of who might be adversely affected and from where. Essentially these include neighbours, those using adjoining roads and publically accessible vantage points such as scenic lookouts and walking tracks. The potential for adverse effects, especially on the neighboring properties to the south, Malaghans Road and the more distant locations such as Arrowtown was considered throughout the design process.
11. Potential adverse effects include the domination of buildings, roading and services over open space; lost or unacceptably diminished natural landform and geological features resulting from earthworks and road formation; excessive loss of vegetation; visual fragmentation of the plan change site arising from varied contrasting land use.
12. The result of this consideration is a design that includes a very high proportion of open space to built form, amenity landscaping, enhanced natural features such as water courses and rock outcrops, high quality residential clusters and low key accessways that are sympathetic to landform. Additionally, the design guidelines have been amended ensuring future buildings take into account the particular qualities of their landscape setting and will therefore be in harmony with it.
13. Dalgleish Farm is to become a high amenity resort area characterized by large amounts of open space in proportion to built form. The care Millbrook demonstrates on their adjoining lands will be extended to the lower parts of the Dalgleish Farm site. This will see the existing portions of the site adjacent to Malaghans Road transformed to a well-designed and managed landscape with residential activities set amongst large tracts of open space incorporating extensive areas of trees, shrubs and grassland.. On the upper portions of the site the Millbrook character will be modified in a manner that recognises the elevated naturalness of these upper hills. The existing degraded waterways will be ecologically enhanced so as to provide habitat for native fauna. Hummocky landforms will be largely retained.
14. Residential buildings will appear subservient to the landscape for the following reasons:
- The built form is modulated so that buildings do not appear as bulky structures,
 - Landscaping, including earthworks are sympathetic to and enhance the existing land forms and they will be located on landforms entailing the least disturbance resulting from building platforms and accessway formation,
 - Allied to the above point, steeper slopes are avoided. Water courses and rock outcrops will be avoided,
 - Development on higher elevations are avoided, such as the westernmost part of the site,

¹ Queenstown Lakes District Plan 12 Millbrook Resort Zone

- Buildings are clustered thereby avoiding their dispersal and associated effects across the entire site,
 - Clustering enables the infiltration of significant amounts of green open space,
 - Building heights are limited in recognition of elevation and potential visual exposure,
 - All buildings will be subject to the amended guidelines which among other things, control colour, materials, reflectivity and form thereby diminishing visibility,
 - Extensive landscaping that will contribute foreground and back drop amenity.
15. A new Activity Area; the Landscape Protection (LP) Activity Area is proposed. This will protect features that are considered to have significant natural landscape values. These include:
- The rural lands immediately adjacent to Malaghans Road,
 - The upper parts of the north-facing escarpment which exists between Mill Creek and the upper hills,
 - The slopes of the highest points of the upper hills, which create a ridge separating the upper hills from the Mooney Road areas.
16. The G – Golf Course and Open Space Activity Area will extend Millbrook’s existing G Area to the west and south. This G Area will cover the bulk of the new lands and allow the construction of a new 9-hole golf course.
17. Amenity Landscaping overlays are also proposed. This treatment will ensure a repetition of the landscape pattern of patches of trees which contribute to the intended overall amenity of the site. These areas are also designed to benefit neighbors and the wider area as a whole.
18. Millbrook seeks to establish four R - Residential Activity Areas as well as extend an existing R area into the Dagleish Farm site. Some new R areas will be set within the open spaces of the G and LP areas. The R areas will be subject to amended Millbrook Design Guidelines.
19. The amended Millbrook Design Guidelines will be submitted in due course. These amended guidelines will target portions of the Dagleish Farm lands where the existing design guidelines do not suitably address the distinct landscape character. The amended Millbrook Design Guidelines will set new guidelines for the R areas in the upper hills and those in the vicinity of the heritage listed cottage.
20. The guidelines for the upper hills will ensure buildings appear subservient to the landscape while perpetuating the distinct landscape character. These amended guidelines will ensure:
- Colours and materials are recessive and sympathetic to the natural and rural character of the site,
 - The built form is modulated so that buildings do not appear as bulky structures,
 - Landscaping, including earthworks are sympathetic to and enhance the existing land forms and cover.
 - Planting is predominantly indigenous, sympathetic to and enhances the ecological values of the site.
21. Design guidelines for the lower portions of the site in the vicinity of the heritage listed cottage will reflect the architectural character of the cottage.

METHODS

22. The *Wharehuanui Landscape Study* indicates that the bulk of the subject site has a moderate ability to absorb change within the upper hills, much of the north-facing slopes and Mill Creek floodplains. The most dramatic, highest ridge of the site is considered to have a low ability to absorb change and this area is proposed to fall within the Landscape Protection areas as shown on the proposed Structure Plan.
23. To ensure development does not adversely affect the landscape character and quality, the *Wharehuanui Landscape Study* highlights the need to protect the integrity of ridges and skylines within the Dalgleish Farm site. The Study also recommends retention of appropriate open spaces, rural character elements and hummocky features so as to maintain and/or enhance the landscape character and quality.
24. Queenstown Lakes District Council (Council) undertook a similar landscape study, prepared by Marion Read of Read Landscapes. The *Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment* examined the whole of the Wakatipu Basin. It determined areas in which further development could occur, where it would threaten the landscape character and quality of the basin and the means by which future management could be more effectively undertaken. This report was peer reviewed by Ben Espie of Vivian + Espie.
25. Ms Read, in Appendix 2 of her report, breaks the Wakatipu Basin into several landscape units. These units differ slightly from those shown in the *Wharehuanui Landscape Study*. Ms Read's report was a much coarser approach addressing the whole of the Wakatipu Basin while the *Wharehuanui Landscape Study* was a finer scale study of a much smaller area. While there are discrepancies between the two reports as to how the landscape units are defined and where the landscape units boundaries exist, generally the reports reach similar conclusions in regards to the landscapes character and ability to absorb change
26. In Ms Read's report, the bulk of the subject site is contained within her 'Malaghans Ridge' unit. She considers the lower portions of the site to be within the Millbrook / The Hills landscape unit. Ms Read considers the Malaghans Ridge and Millbrook / The Hills units to be in an intermediate zone where landscape character and visual amenity are moderately vulnerable.² Mr Espie does not raise any disagreements with Ms Read's assessment of this portion of the Wakatipu Basin. Read's assessment is also generally consistent with the *Wharehuanui Landscape Study* prepared by BDG which finds that the bulk of the site has a moderate ability to absorb change.
27. Overall, three professional Landscape Architectural practices within the District have expressed that much of the Dalgleish Farm site is moderately sensitive to development.
28. In parallel with the landscape studies, BDG and a golf course consultant, Greg Turner Golf undertook initial concept designs to test the capacity of the subject site. Through the evolution of the design, a series of versions were produced and tested. Building poles were often erected and repeated site visits 'ground-truthed' the applicability of the designs to the intended outcomes. After repeated amendments and iterations a final design concept was decided upon. The resulting concept is the basis for the plans attached to this application.
29. Following on from the initial concept designs, a number of professional consultants were engaged to provide reports on their field of expertise. This professional consultant team included:

² Read, M. Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment, June 2014.

- Site heritage by Jackie Gillies and Associates,
 - Site geology by Royden Thomson,
 - Site ecology by Davis Consultant Group,
 - Site survey by Clark Fortune McDonald and Associates Ltd.
 - Engineering by MWH.
30. Armed with the above information, BDG undertook a detailed landscape character assessment of the subject site. As a guiding structure, the character assessment used the amended Pigeon Bay Criteria as described in Environment Court Decision C180/99. This character assessment is summarised in the following *Landscape Character Analysis* portion of this report.
31. Repeated site visits over the course of the spring and summer 2014 – 2015 were undertaken to assess the site from several public and private places during varying times of day. Notes, photos and GPS coordinates were taken during these site visits to formulate a thorough understanding of the site's values and qualities.
32. Once the proposed Structure Plan design was resolved, building poles were erected. The site was revisited and the visibility of the proposed development assessed.
33. QLDC is, at time of writing, undergoing a District Plan Review and a draft of chapters of the Plan have been released for public comment. These draft chapters suggest changes to the manner in which landscapes are categorised and assessed. As it is likely that this proposal will be part of the District Plan Review, BDG has assessed the proposal against the draft Plan (20-06-14) Goals, Objectives and Polices contained within:
- Chapter 3 – Strategic Direction
 - Chapter 5 – Strategic Direction, Landscape
 - Chapter 13 – Rural Zone, 13.6 Assessment Matters (Landscape).
34. A detailed assessment against these draft District Plan provisions is provided in table format and attached to this report as Appendix A. The body of this report summarises the findings under the *Landscape Assessment* section.

LANDSCAPE CHARACTER ANALYSIS

35. The following portion of this report will focus on describing the existing landscape character of the Dalgleish Farm and surrounds. As stated above, the amended Pigeon Bay Criteria was used as a guide to assess the landscape character of the subject site. The following portion of this report sets out the characterization of the landscape within the frame of the amended Pigeon Bay criteria.

Environment Court Decision C180/99: Amended Pigeon Bay Criteria

- (a) the natural science factors – the geological, topographical, ecological and dynamic components of the landscape;*
- (b) its aesthetic values including memorability and naturalness;*
- (c) its expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it;*

- (d) transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;*
- (e) whether the values are shared and recognised;*
- (f) its value to tangata whenua;*
- (g) its historical associations.*

(a) Natural Science Factors

Topography

36. The site can be broken into six topographical features:
- The lower Mill Creek floodplains adjacent to Malaghans Road,
 - The lower north facing slopes south of Mill Creek,
 - The upper north facing slopes south of Mill Creek,
 - Schist outcrops,
 - The upland plateaus,
 - The upper hillocks,
 - Gullies.
37. The lower Mill Creek floodplains are the flatter, terraced areas in the vicinity of Malaghans Road and Mill Creek. These floodplains form the context for most public views, as the public most frequently experiences the site from Malaghans Road.
38. To the south of the floodplains, the topography steepens as grooved land relief forms the north facing slopes leading up to the plateaus and hummocks of the upper hills.
39. The north facing slopes gradually decrease in elevation and grade to the east.
40. To the west of the subject site, the north facing slopes steepen to a distinct escarpment where schist walls form much of its face.
41. Within the upper hills, plateaus exist between hummocks of varying size. These hummocks increase in size from east to west before becoming large hills and reaching a peak elevation of 529m near the site's western boundary, forming a distinct ridge.
42. Gullies of varying depths and widths drain the upper hummocks and plateaus towards the Mill Creek floodplains.
43. Schist outcrops are present in several locations throughout the site. These outcrops are not significant in scale and their presence is not as dramatic as the outcrops of the north facing escarpment to the west of the subject site.

Geology

44. The subject site is part of an elevated east-west trending sculptured valley and ridge complex. Mill Creek and its associated floodplains traverse the northern portion of the site at a variable width. It is flanked by low to moderately graded slopes. These slopes are mantled by fans constructed of ephemeral tributary streams.

45. Schist is the basement rock which presents itself in several outcrops throughout the site. Glacial till is present as an irregular mantle within the upper hills area. When till is of a significant thickness it presents itself as hummocky terrain.
46. River alluvium also forms part of the site, especially the terrace where Malaghans Road and the subject site meet. Floodplain sediment forms the base of the valley floor in the vicinity of Mill Creek.
47. Stream fans also flank the Mill Creek floodplain. These fans are not obvious or active but they are understood to be potentially subject to stream incursion during future rainstorm events.
48. Mill Creek is a permanent stream that passes through the northern portions of the site. Two significant springs exist to the true left of the creek in the northwest portion of the site.
49. The Arrowtown Irrigation Scheme also passes through the site. Water is pumped through a large, visible pipe from the lower Mill Creek floodplains up the north facing slopes to the upper hills where an irrigation ditch follows a contour across the site and eventually to the southwest.

Ecology

50. The subject site is predominantly covered in pasture grass. Deciduous hardwood forest, mostly willow cover a portion of land adjacent to Mill Creek to the west of the existing access road. Mixed exotic amenity trees pepper the landscape with the highest density of vegetation being in the vicinity of the existing cottage.

(b) Aesthetics, memorability and naturalness

Memorability

51. The memorability of the site is perhaps surpassed by its association to the adjoining north facing escarpment, which dominates the southerly views as held from much of the surrounding landscape. This escarpment is inextricably linked to the highest ridge of the upper hills; being the hummocks leading from the highest point (529m) and decreasing in elevation to the south. From vantages in the vicinity of these highest hillocks, they can form the skyline. From most places however the ridgeline is often set against the slopes of the larger and more memorable surrounding ONL Mountains. This context renders the upper hills with a moderate level of memorability.
52. The Dagleish Farm site, east of the aforementioned ridge is a rolling pastureland with rural character elements not dissimilar from the surrounding landscape. It is considered that these less dramatic hills, plateaus and gullies have a moderate to low level of memorability.

Naturalness

53. Naturalness is a concept relevant to the understanding of the user, and the cultural lens through which they view the landscape. As the Dagleish Farm site is mostly covered in pasture grass with mature shelter belts and rural character trees, patches of grey scrubland, rock outcrops and minimal built form, it could be considered to have a moderate to high level of naturalness. However the trained eye will interpret the level of historical and existing human modification on site and this understanding will reduce its perceived level of naturalness.

54. While the site has very few buildings, in terms of land cover it is a highly modified landscape. The minimal built form and natural topography presents a more natural layer to the otherwise modified land cover. It is considered that the subject site displays a moderate level of naturalness attributed to its natural topography and lack of built form.

(c) Expressiveness

55. The formative processes that created the site's landform, including its floodplains, escarpments hummocks and plateaus is generally more obvious throughout the wider landscape than it is within the subject site itself. The low gradient of the slopes leading to the upper hummocks and plateaus is less obvious than the adjoining north facing escarpment and it does not display similar dramatic topography.

56. The upper hummocks and plateaus are mostly covered in pasture grass, exposing the land form and. This area is legible in its formative process, representing an uneven pattern of glacial deposits atop a bedrock of schist. This expressiveness is most obvious in the ridge that forms the highest parts of the site.

57. The lower floodplains of the subject site are less legible than the lands to the east and west. The lands either side of the subject site are significantly flatter and more open, and the floodplains and moraine deposits are more visually accessible.

58. It is considered that the Dalgleish Farm is a relatively small part of a wider legible landscape pattern that demonstrates the distinct glacial formative processes of the Wakatipu Basin. The portions of the site associated with the Mill Creek floodplain are not as obvious in their natural formative process as the flatter lands to the east and west. The upper portion of the site displays hummocky features which suggest moraine deposits and the formative processes are considered to be highly legible.

(d) Transient Values

59. Presence of wildlife within the site is limited to transient birds and resident pest such as rabbits and possums. These transient values are considered to have a low significance to the quality of the landscape. It is however considered that the enhancement of bird habitat could increase the quality of the transient values as perpetuated by wildlife.

60. The sunrise can present a distinct display of light and shadow within the subject site as the hummocks and patches of vegetation create dramatic patterns across the subject site. This is generally only experienced from within the site although from distant views such as the summit of Feeley Hill or Tobins Track this temporary spectacle can be witnessed. It is considered however that while the play of light is memorable, it is replicated throughout the basin's features, and the subject site's display is not significant.

61. In winter much of the trees within the site are without leaf. This includes the deciduous trees that line the southern edge of Malaghans Road. This temporal effect allows more permeable views into the site for a portion of the year.

62. Similarly, the deciduous trees of the subject site present a temporal display of colour in the autumn and spring. These trees are a product of the cultural layer of the landscape, which historically views the landscape as something to be consumed, like a picture. This autumn splash of colour links part

of the site to the adjacent landscapes, especially the seasonal attraction of the deciduous tree-clad slopes above Arrowtown.

(e) Values Shared and Recognised

63. Adjoining lands share similar characteristics as the subject site. The *Wharehuanui Landscape Study* finds the subject site straddles effectively three landscape units. This Study suggests that the westerly portions of the site share values with the lands in the vicinity of Mooney Road while the lower, floodplain portions of the site share values with Millers Flat and the Rural Resort landscape units. The study suggests the bulk of the site is within its own landscape unit which shares rural, pastoral, ecological and geological values with the surrounding lands. These shared values mean the distinction between the character and quality of the subject site is linked to the character and quality of the adjoining landscape.
64. The subject site however contains distinct features that are recognised as being separate from the adjoining lands. These features include the plateaus, hummocks and gullies that form the bulk of the land form of the upper hills. The elevated, east facing nature of this landform also distinguishes it from the adjoining lands.

(f) Values to tangata whenua

65. It is known that the Wakatipu Basin was an important trade route which linked central lands to the West Coast. There are however no known nōhanga, art or places of spiritual importance within the Dalgleish Farm.

(g) Historical Associations

66. Human settlement within the site is embodied within the existing structures and trees, some of which are over 100 years old. It is understood that the site's existing cottage was built sometime around the 1890s, probably by the Butel family who managed much of the surrounding lands. The existing farm shed was built around 1940. It is understood that these structures have a moderate historic heritage significance.
67. The cultural landscape that is formed around and throughout the site is a result of human interaction through time. This interaction has changed the landscape from its more natural colour and texture which would have been embodied in its previous indigenous vegetation. This colour and texture has been changed to a mostly pastoral landscape of exotic trees and pasture grasses. This is a historical association that informs the appreciation and understanding of the landscapes processes, associations and character.

LANDSCAPE ASSESSMENT

Landscape Classification

68. As a result of the District Plan Review, the rural areas of the District may be classified as one of three landscapes; the Outstanding Natural Features (ONFs) the Outstanding Natural Landscapes (ONLs) and Rural Landscape Classification (RLC). The existing District Planning Maps shows the subject site as being within the Visual Amenity Landscape (VAL). Regardless of the name of the site's landscape classification, it is certain that it is not part of the ONL's or ONF's which consist of

the dramatic mountains and lakes of the District. This includes the nearby slopes of Comet Peak and the roche montonnée feature known as Feeley Hill.

Amendments to the Existing Structure Plan

69. Millbrook currently operates under the direction of the Millbrook Structure Plan, which sets areas for certain activities. This method is an effective way to manage the growth of Millbrook, which has proven over time to be a responsible developer, contributing to the amenity and economy of the District. Millbrook's landscape management practices present a well maintained resort area which recognises and demonstrate care for the characteristics and features of the land. Mown pastures, planted areas, weed management and enhanced riparian areas all contribute to the resort amenity enjoyed by users of Millbrook and passersby.
70. While much of the development that has occurred at Millbrook has taken place within the confines of the existing Structure Plan, variations exists where development is to a minor degree inconsistent with that plan. Part of this proposal is to amend the Structure Plan so that the Activity Area boundaries closely follow the existing development. This part of the proposal is considered to have very limited landscape effects beyond what has already been dealt with through resource consent applications. The resource consent process would have assessed the developments which are inconsistent with the Structure Plan against the relevant matters to ensure development was consistent with the Plan's intended outcomes.
71. It is considered that the developments within the existing Resort Zone were adequately assessed at the resource consent stage. Therefore, it is accepted that the proposed changes to the existing Structure Plan, which will take place within the existing Resort Zone are not significant in terms of landscape effects. The following assessment will deal specifically with the changes proposed outside of the existing Resort Zone.

Landscape Assessment Summary

72. As part of the District Plan review, QLDC released a draft *Chapter 3 – Strategic Direction*, draft *Chapter 5 – Strategic Direction, Landscape*, and draft *Chapter 13, Rural Zone, 13.6 Assessment Matters (Landscape)*. These chapters include goals, objectives, policies and assessment matters which set out the over-arching direction for the management of the District's growth, land use and development. It is considered that the landscape relevant provisions as set out in this portion of the draft Plan are appropriate for the assessment of this proposal. However it is noted that at this stage the proposed changes to the Plan are not yet operative. The following summarizes the assessment of the proposal against these draft provisions. For a detailed assessment please refer to the table provided in Appendix A.

Visibility of Development

73. Landscape is most often associated with its visual values. However, The Resource Management Act 1991 (RMA '91) Schedule 4, Clause 7(1)(b) requires that when assessing effects of development, effects should be considered irrespective of whether they are visible. Much of the research and assessment that has taken place as a response to the District Plan Review indicates that the Plan will adopt new approaches to assessing the landscape as a resource, which takes into account the biophysical and cultural layers of the landscape as well as the visual.

74. We most often experience the landscape visually. The following portion of this report will examine the proposal's visibility from places within the district and the level of impact that visibility will have on the landscape character and visual amenity.

Malaghans Road (refer to Appendix K)

75. Malaghans Road is considered to be the public place where the site is most often experienced. Much of the southern boundary of Malaghans Road is densely planted in mature exotic trees which screen most views into Millbrook and Dalgleish Farm. There are however occasional gaps in this vegetation offering glimpses of the subject site.
76. No residential development is proposed between Mill Creek and Malaghans Road. A Landscape Protection Activity Area is proposed immediately adjacent to Malaghans Road. Much of this LP area is lined with trees which screen views into the site. It is proposed to maintain and enhance this strip of land adjacent to Malaghans Road as pastoral and productive. This strip of land will be stocked with grazing sheep which will form the foreground of any views into the site. An existing farm shed which is currently in the vicinity of the historic cottage is proposed to be moved to the Malaghans Road LP area. This will make the farm shed more visually accessible to the public and strengthen the heritage values of the landscape as experienced from Malaghans Road.
77. Deeper still into the site, beyond the pastures of the proposed LP area, amenity landscaping and a golf hole is proposed. The Amenity Landscaping overlays will ensure that appropriate landscape treatments are located in this area which best maintain high values, provides for ecological enhancement and appropriately screens portions of the proposed R areas from Malaghans Road and from neighbours. The proposed golf hole will extend the open character of the site and be read in the context of a foreground of grazing animals. It's considered that the openness of the proposed golf hole and its context will provide an element of the rural character as experienced from Malaghans Road.
78. Moving farther still from Malaghans Road, beyond the golf hole and Amenity Landscaping will be the Mill Creek Ecological Protection and Restoration area. This area will follow the margins of Mill Creek and enhance the life supporting capacity of the water and riparian ecology. This area will also create a layer of vegetation which will partially screen the lower portions of the proposed R areas and visually break the more open lands from the proposed residential activities.
79. The R areas in the vicinity of Mill Creek will permit residential activity to occur on the lower portions of the north facing slopes between the creek and the upper hills. This area currently supports one existing dwelling; a listed heritage cottage. It is intended to retain and enhance this heritage listed building and orientate development around it. Buildings within the vicinity of the heritage listed cottage will be subject to the amended Millbrook Design Guidelines which will direct the architectural character of future buildings to reference the heritage qualities of the existing cottage.
80. The R area within the other parts of the lower slopes of the north-facing escarpment by Mill Creek will be similar in design character and density to the clustered residencies of the existing Millbrook Resort Zone. The R areas in the vicinity of Mill Creek will be seen from Malaghans Road as a continuation of the established resort character of Millbrook.
81. It is considered that the visibility of the lower R areas near Mill Creek will have a low adverse effect on the visual amenity and character of the landscape as experienced from Malaghans Road. This is mainly attributed to the strategic location of activities within the site which maintain and enhance the rural and natural character.

82. The upper parts of the north facing hills, south of Mill Creek will be part of the LP area and protected from future development. These slopes form the ridge and sometimes skyline as viewed from Malaghans Road. The distant Remarkables Mountain Range most often forms the skyline. The proposed Landscape Protection Activity Area will ensure the integrity of the upper north and east facing slopes climbing to the upper hills is maintained.
83. The upper hills are visible from a very limited portion of Malaghans Road. This includes a narrow window of view through a break in vegetation west of the site and up a gully towards the northern edge of the R15 area (Appendix K, Viewpoint 1). There is potential that a future building may be visible through this narrow window. However it is considered that the effects of any visibility of this development from Malaghans Road will be low as the window and extent of potential visibility is small.
84. Farther east along Malaghans Road it may be possible to see some development in the upper hills from the Millbrook West Entrance (Appendix K, Viewpoint 2). It is considered that any visibility of the proposed development will be held within the rural resort context and that the visibility of the proposed development will have a negligible to very low adverse effect on the landscape character and visual amenity as experienced from this viewpoint.
85. A narrow window into the upper hills portion of the site will be available from near the Remarkables Vets (Appendix K, Viewpoint 3). This viewpoint is approximately 1.8km from any proposed R areas in the upper hills. It is considered that the visibility of any of the proposed development will have a negligible effect on the visual amenity and landscape character of this part of Malaghans Road.
86. The upper hills are also visible from near the junction of Malaghans Road and the Arrowtown – Lake Hayes Road, across the existing cricket pitch (Appendix K, Viewpoint 4). Any visible development will be in excess of 2.8km from this view. The elevated nature of the upper hills, densely vegetated and moderately residential foreground and more urban context of the adjacent Arrowtown Urban Growth Boundary will ensure the proposal will have a negligible effect on the landscape character and visual amenity as experienced from this distant viewpoint.
87. Overall it is considered that the proposed development will not adversely affect the landscape character or visual amenity as experienced from Malaghans Road.

Feeley Hill (refer to Appendix L)

88. Feeley Hill is considered to be an ONF as it is a dramatically steep roche moutonnée feature set on its own and obviously distinct from the larger slopes of the surrounding mountains and flatter lands of the Arrowtown area. The urban development of Arrowtown wrap around the eastern, southern and western edges of Feeley Hill. A public hiking track leads to the summit of Feeley Hill where elevated views are available across much of the northeastern Wakatipu Basin.
89. The elevated nature of Feeley Hill allows views directly into the upper hills portion of Dalgleish Farm. A public walking trail originating off Manse Road ascends to the summit of Feeley Hill. After several visits to this trail, it is understood that is infrequently used. The summit of Feeley Hill is approximately 2.5km from the subject site. Most of the proposed development will be visible from the summit of Feeley Hill.
90. The pattern of existing development will be extended to the west away from Feeley Hill R areas are located in more discreet plateaus between hummocks. The proposed developments on the upper

hills will appear more subservient to the landscape than the existing Millbrook development. To achieve this, the amended Millbrook Design Guidelines will prescribe recessive colours, materials and forms to the developments of the upper hills.

91. The highest ridge of upper hills will be part of an LP Activity Area. It is considered that this highest ridge of the site and the LP area which protects it will represent a logical end of development as viewed from Feeley Hill.
92. The G and LP areas will form a larger body of the site than the R areas and the portions of land which are considered to be most critical to the landscape's open character and visual amenity will be retained.
93. It is considered that overall, the visibility of the proposed development will have a low to very low adverse effect on the landscape character and visual amenity as experienced from Feeley Hill. This is attributed to the distance between the two locations, retention of open spaces within the site, protection of the upper ridge and application of the amended Millbrook Design Guidelines.

Cotter Avenue (refer to Appendix M)

94. Cotter Avenue is a residential street in Arrowtown. It runs parallel to an elevated terrace edge. A portion of this edge is undeveloped, allowing views to the west across the Hills Golf Course toward the subject site. This view is approximately 3.2km from the subject site. It will be possible to view some of the proposed development from Cotter Ave.
95. Similar to the views held from Feeley Hill, the proposed amended Millbrook Design Guidelines will render the built form of the upper hills more recessive and to appear subservient to the landscape. This will ensure the R areas of the upper hills are seen as being set within the landscape and not dominant. The highest ridge of the upper hills will set the background of the proposed development as viewed from Cotter Avenue. This ridge will be seen as a logical end of development.
96. It is considered that while the proposed development will be visible from parts of Cotter Avenue, the adverse effects of this visibility will be very low. This is attributed to the distance of the view, the recessive effects of the amended Millbrook Design Guidelines, the visual absorption capacity of the highest ridge and the appropriate retention of open space. Combined with the wider field of view, the proposal will maintain a high level of the existing character and visual amenity of the landscape as experienced from Cotter Avenue.

North Lake Hayes Recreation Area Access (refer to Appendix N)

97. Access to the North Lake Hayes Recreation Area is from the Arrowtown – Lake Hayes Road. This elevated and open entrance to the site is also part of the Queenstown Trail network and offers public views across the top of Lake Hayes to the Speargrass Flats, the south facing escarpment and to the upper hills. This viewpoint is approximately 3km from the subject site. Similar views are available from many other places along the east edge and terraces of Lake Hayes. The viewpoint near this access is considered to be the most appropriate and comprehensive for this assessment.
98. The proposed development will take place to the north of the south facing escarpment and height controls are proposed on all R areas within the upper hills to ensure the buildings are not visually dominant from southerly views. There is however limited potential for buildings within the upper hills area to be seen from the North Lake Hayes Recreation Area access. This development will be

set against the vegetated slopes of the ONL Mountains. Three other, more southerly building platforms exist within this view.

99. Amenity landscaping is proposed near the southerly boundary of the site. This mounding and planting is proposed to provide a buffer between the proposed resort areas and the adjoining private properties. This amenity planting it will consequently also have a mitigation effect on the views from the North Lake Hayes Recreation Area access.

100. It is considered that the proposed development will have a negligible adverse effect on the landscape and visual amenity values as experienced from the North Lake Hayes Recreation Area access. This is attributed to the distance of the view, the Amenity Mitigation, the recessive effects of the amended Millbrook Design Guidelines and the visual absorption capacity of the ONL slopes in the background. Combined with the wider field of view which is available from this location, the proposal will maintain the existing character and visual amenity of the landscape as experienced from the North Lake Hayes Recreation Area access.

Other Public Views

101. There are several other public places where the proposed development may be viewed. They are considered to be:

- Tobins Track,
- The Crown Range Zig Zag,
- Coronet Peak Ski Area and access road.

102. It is considered that views from Tobin's Track and the Crown Range Zig Zag will be similar in effect but to a lesser degree to the views from Cotter Ave and Feeley Hill. The highest ridge of the site and LP area which protects it will continue the integrity of the landscape and visually absorb much of the development. Design guidelines will ensure the built form is recessive and subservient to the landscape. The retention of open space and proposed plantings will continue the openness of the landscape character. The overall pattern of development and open space will continue the existing pattern and be viewed as reaching a full stop at the highest, westerly ridge.

103. The more elevated views from Tobin's Track and the Crown Range Zig Zag take in a very wide field of view, where most of the Wakatipu Basin is visible. This will render the subject site indistinguishable from the rest of the Basin.

104. Overall, it is considered that the proposal will have a negligible adverse effect on the landscape character and visual amenity as experienced from Tobin's Track and the Crown Range Zig Zag.

105. The Coronet Peak Road and associated ski field facilities are places frequented by the public. This elevated area offers views across most of the westerly Wakatipu Basin. The subject site is located significantly farther east and while the site is visible from many parts of the Coronet Peak area, it does not form a significant portion of the views. A ridge runs down the slopes of Coronet Peak, originating near the area known as Rocky Gully. This ridge screens views to the subject site from much of the Coronet Peak area.

106. Most of the Wakatipu Basin is visible from the viewpoints around Coronet Peak. It is considered that the natural features of Queenstown Hill, Ferry Hill and the Shotover River, as well as the distant mountains to the south dominate the views from Coronet Peak.

107. The existing Millbrook Resort demonstrates a denser visible pattern of development as viewed from Coronet Peak and this denser pattern is read in the context of the closely associated urban development of Arrowtown. It is considered that the proposed development will be viewed from Coronet Peak in the same context and that the scale of development is not significant enough to lead to adverse cumulative effects.

108. Overall it is considered that the proposal will have a negligible adverse effect on the landscape character and visual amenity as experienced from the Coronet Peak area. This is attributed to the distance of the view, the recessive effects of buildings designed in accordance with the amended Millbrook Design Guidelines and the wider field of view which is available from these locations.

Other Matters

109. As stated previously in this report and following on from the findings of the landscape studies that preceded this report, the landscape is understood to be more than just a visual resource. The cultural and biophysical layers of landscape are also valued and appreciated as forming a part of the landscape resource. The relevant provisions in the draft District Plan reflect this progressive approach. These provisions set objectives and policies concerned with the District's communities, culture, heritage, natural environment and ecosystems.

Cultural Heritage (refer Appendix I)

110. Retention and enhancement of the heritage values of the site are central to the proposal's design. The heritage values of the existing buildings and vegetation is intended to be made more accessible. The proposed relocation of the existing historic farm shed will allow the public to better appreciate its heritage values. Also, the restoration and enhancement of the listed cottage is proposed and its orientation within proposed development will highlight its distinct character and allow more people to appreciate it. The architectural character of this cottage may also inform the design of nearby future buildings.

111. The cultural appreciation of the landscape will also be retained. While some of the open spaces will be occupied by golf surface, a large portion of land will be retained as productive pasture. The LP Activity Area immediately adjacent to Malaghans Road will perpetuate this character as grazing animals will be present in the immediate visual foreground of Malaghans Road.

112. The proposal will push the 'resort' character of the Millbrook Resort Zone farther to the west. This resort character acts as a transition or intermediate space between the more rural lands to the south and west and the more urban areas of Arrowtown to the east. Golf courses activities found in both rural and urban settings and therefore cannot be described as being exclusively rural or urban.

113. It is considered that the proposal will contain a high proportion of open space to built form, the presence of rural character elements such as grazing animals and rural character buildings and clustered residential development. Such an outcome will ensure the proposed development will not appear out of context and will act as an appropriate transition between rural and urban areas.

114. The rural character of the site and surrounding landscape is a strong component of the overall cultural heritage of the District and especially the subject site and surrounds. It is considered that this cultural heritage layer of landscape will be enhanced and celebrated as a result of this proposal.

Natural Environment

115. The ecological values of the site are understood to be insignificant but potential exists for enhancement such as that of natural watercourses. The proposal seeks to develop several areas that have been recognised as having ecological enhancement potential. These areas will be subject to ecological restoration strategies and management to facilitate the healthy protection and regeneration of indigenous ecosystems. This will enhance the life supporting capacity of air, water, soil and ecosystems. The Ecological Protection and restoration area are considered to be one of the most positive outcomes of the proposal and is a remedial effect.
116. In the landscape character assessment portion of this report, it was recorded that the land cover has little natural value but that the land form has a high natural value. This is attributed to its relatively unmodified underlying landform that legibly expresses the landscape's glacial formative process. While much of the proposed development will require areas of cut and fill, especially where plateaus are to be reshaped for R areas, most of the hummocky landforms will be retained. This will ensure that the legibility and naturalness of the landscape is maintained.
117. The LP Activity Area will specifically protect the most visually accessible landforms. This includes the upper portions of the north facing slopes that lead up from Mill Creek as well as the high ridge that separates the upper hills from the lands to the west. The retention of these natural features will ensure the most important natural features within the plan change site are, to a large degree, unaffected by the development.
118. Aside from the positive remedial effects on the natural environment and ecosystems, the proposed development also offers positive outcomes in terms of increasing tourist's exposure to the District's distinct places. The proposal will allow Millbrook to provide a 36-hole golf course increasing golf tourist's interest in the area. The location of this golf course on the subject site will allow tourists to experience the distinct landscape values of the site and elevated views of the wider basin.

CONCLUSION

119. The proposal seeks to extend the existing Millbrook Resort Zone into the neighboring property to the west. It would see the establishment of an amended Structure Plan which would be adjusted to closely follow the existing and consented developments within Millbrook. It would also allow for an extension of residential development and a 9-hole golf course while enabling ecological enhancement and protection of certain landscape features.
120. The Millbrook Design Guidelines would be amended to introduce new guidelines for the R areas in the upper hills portion of the site so that development there appears subservient to the landscape. The R areas adjacent to the heritage listed cottages would also be subject to amended design guidelines so development there references heritage elements.
121. The subject site displays different land forms ranging from the floodplain flatlands around Mill Creek to the slopes, hummocks and plateaus of the upper hills. The land cover and land use of the site contribute to an overall rural character with a moderate degree of naturalness. Heritage values on the site are strong and embodied in heritage listed buildings and mature vegetation. The site's ecological values are at present considered to be low.
122. The lower R areas of the proposal in the vicinity of Mill Creek will be viewed as a logical extension of the Millbrook Resort to the west. The proposed retention of open and productive lands between

- the residential development and Malaghans Road will ensure there is a low to negligible change of landscape character. Also the relocation of an existing historic farm shed to a more visible location will enhance the heritage values of the site and allow the public to more frequently experience these values.
123. The portions of development that will occur in the upper hills will be subject to strict design guidelines and height restrictions. This will ensure that when the upper hills portions of the development is viewed from the public and private views described above, it is seen as being set within the landscape and subservient to it.
124. A strong landscape feature; the highest point of the site and the ridge that leads down from it, will be part of a LP Activity Area. This feature allows much of the development to be absorbed against its slopes while providing a logical and physical end to the proposed development. No buildings will break the line of the skyline.
125. While there will be some visual change as a result of the proposal, it is considered that there will be no significant discernable changes to the landscape arising from the presence of buildings, roading and the golf course. This is attributed to the proposed restrictions on colour and form as well as the location of development within the landscape. The lower portions of the development will not adversely affect the integrity of the landscape as experienced from Malaghans Road. The upper portions of the site are visually contained and will generally be seen from a distance. The proposed design controls will ensure the developments in the upper hills are recessive and complimentary to the landscape character and visual amenity.
126. Biophysical and cultural layers of the landscape will be enhanced through the increased visual accessibility and celebration of the site's heritage, enhancement of indigenous ecosystem, retention of the natural land form and increased human exposure to the landscape values. These elements contribute to the positive effects of the development.
127. This proposal incorporates a carefully considered structure plan and mechanisms to ensure the use of design controls, ecological planting and amenity mitigation works. The proposal would offer users of Malaghans Road a higher level of exposure to the site's rural character and heritage values. Similarly, locals and tourists using the proposed golf course will be exposed to the sites distinct values. Overall it is considered that the low visual effects of the proposal are offset and exceeded by the proposal's positive effects, which will greatly contribute to enhancing and maintaining the landscape's value and quality.

APPENDIX A

Detailed assessment of the proposal against the relevant Objectives, Policies and Assessment Matters as contained in the Draft District Plan.

- Chapter 3 – Strategic Direction
- Chapter 5 – Strategic Direction, Landscape
- Chapter 13 – Rural Zone, 13.6 Assessment Matters (Landscape)

3 Strategic Direction

Landscape relevant objectives and policies

Heading	Objective	Policy	Findings
<p>3.2.3 Goal 3: A quality built environment taking into account the character of individual communities</p>	<p>Objective 1 To achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.</p>	<p>Policy 1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.</p>	<p>The retention of the site's existing character is a guiding element of the design. Retention of open space and landscape protections of significant open features will ensure the critical elements in the landscape are unaffected by the proposed development. The upper portions of the site are currently devoid of any residential development and the proposal will present some change in character, but it is considered that the elements which give the landscape its value will be retained.</p>
		<p>Policy 1.2 That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.</p>	<p>The whole of the open spaces will be constructed comprehensively. The built environment, including roads, fences, and planting will be subject to amended Millbrook Design Guidelines.</p>
		<p>Policy 1.3 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.</p>	<p>Storm water will be dealt with via landscape treatments including swales and potentially detention basins. It is understood that black water will be treated and disposed of offsite</p>
	<p>Objective 2 To protect the District's cultural heritage values and ensure development is sympathetic to them.</p>	<p>Policy 2.1 Identify heritage items and ensure they are protected from inappropriate development</p>	<p>A heritage assessment has been provided as part of this application. The heritage items have been identified for protection and enhancement.</p>

Heading	Objective	Policy	Findings
<p>3.2.4 Goal 4: <i>The protection of our natural environment and ecosystems</i></p>	<p>Objective 1 <i>To promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems.</i></p>		<p>Gullies within the site will be part of the Ecological Protection and Restoration areas. This ecological management will promote the healthy regeneration of indigenous ecosystems while stabilizing slopes and providing a vegetative filter for storm water as it flows from the upper site down to Mill Creek.</p>
	<p>Objective 2 <i>To protect areas with significant Nature Conservation Values.</i></p>	<p>Policy 2.1 <i>Identify areas of significant indigenous vegetation on the District Plan maps and ensure their protection.</i></p>	<p>There is a very low density of existing vegetation on site and little or no significant indigenous vegetation.</p>
		<p>Policy 2.2 <i>Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.</i></p>	<p>Earthworks will have a low adverse effect on the nature conservation values. It is considered that the Ecological Protection and Restoration overlay areas will compensate for any adverse effects of the earthworks by creating native ecologies within areas deemed to have the highest nature conservation values.</p>
	<p>Objective 3 <i>To maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.</i></p>	<p>Policy 3.1 <i>That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities</i></p>	<p>No rare, endangered, or vulnerable species of indigenous plant or animal communities have been identified onsite. Some areas however will be protected and enhanced as part of the Ecological Restoration and Protection overlay areas.</p>
	<p>Objective 4 <i>To avoid Exotic vegetation with the potential to spread and naturalise.</i></p>	<p>Policy 4.1 <i>That the planting of exotic vegetation with the potential to spread and naturalise is banned.</i></p>	<p>The Millbrook Design Guidelines plant list recommends species and planting within Millbrook that enhances the ecological values and landscape character of the landscape. No exotic vegetation with the</p>

			potential to spread and naturalise is included in these guideline and none are proposed as part of this development.
	Objective 5 <i>To preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.</i>	Policy 5.1 <i>That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.</i>	The proposal includes an Ecological Protection and Restoration area along the riparian margins of Mill Creek. This will ensure the stability of the creek's banks as well and maintain and enhance the waterways life-supporting capacity and natural character.
	Objective 6 <i>To maintain or enhance the water quality of our lakes, rivers and aquifers.</i>	Policy 6.1 <i>That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and aquifers in the District.</i>	The Ecological Protection and Restoration area adjacent to the gullies and riparian margins of Mill Creek will provide a passive level of water filtration. It is understood that the storm water on the site will be managed according to current best practices.
	Objective 7 <i>To facilitate public access to the natural environment.</i>		Millbrook permits public access through its site and welcome the public to use its commercial facilities.

Heading	Objective	Policy	Findings
<p>3.2.5 Goal 5: <i>Our distinctive landscapes are protected from inappropriate development.</i></p>	<p>Objective 1 <i>To protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.</i></p>	<p>Policy 1.1 <i>Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the district plan maps, and protect them from the adverse effects of subdivision and development.</i></p>	<p>The subject site does not contain, nor is it adjacent to an ONL or ONF. It is considered that no part of the proposal will adversely affect the ONLs and ONFs of the basin.</p>
	<p>Objective 2 <i>To minimise the adverse landscape effects of subdivision, use or development in specified Visual Amenity Landscapes and Other Rural Landscapes.</i></p>	<p>Policy 2.1 <i>Identify the district's Visual Amenity Landscapes and Other Rural Landscapes on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.</i></p>	<p>It is understood the District Plan review seeks to remove the Visual Amenity Landscape (VAL) and Other Rural Landscape (ORL) classifications to create a combined 'Rural Landscape Classification' (RLC). The site is considered to be within the (VAL) as shown in the existing District Plan, but may be reclassified to the RLC as a result of the Review.</p>
	<p>Objective 4 <i>To recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</i></p>	<p>Policy 4.1 <i>Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.</i></p>	<p>It is considered that the subject site has the capacity to absorb some level of residential development. This is demonstrated in the <i>Wharehuanui Landscape Study</i>.</p> <p>The proposal strategically locates residential development within open spaces while retaining and enhancing open spaces and protecting features that are most susceptible to degradation from inappropriate development.</p>
		<p>Policy 4.2 <i>Provide for rural living opportunities in appropriate locations</i></p>	<p>Rural living opportunities are at the core of this proposal. It is considered that the proposal appropriately allocates land to residential activities while retaining the rural characteristics of the landscape.</p>

	<p>Objective 5 <i>To recognise that agricultural land use is fundamental to the character of our landscapes.</i></p>	<p>Policy 5.1 <i>Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.</i></p>	<p>All of the subject site which is not allocated to golf, ecological or residential activities will remain in productive use.</p>
		<p>Policy 5.2 <i>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.</i></p>	<p>The proposal will see the spread of an existing landscape pattern, which layers rural activities such as low intensity farming with golf courses and residential activities. These activities take place in the context of the nearby Arrowtown urban areas and the blending of the farming elements with recreation and residential activities is a distinct characteristic of the surrounding landscape unit.</p>

Strategic Direction Chapter 5: Landscape

Heading	Objective	Policy	Findings
Landscape	5.3.2 Objective 2 – Avoid incremental adverse changes in landscape character through the cumulative effects of subdivision and development which result in the loss of valued qualities and characteristics.	Policies 5.3.2.1 Acknowledge that subdivision and development, specifically rural lifestyle development has a finite capacity if the District’s distinctive rural landscape values are to be sustained.	The proposed Structure Plan represents the planned development of a large plot of land. This proposal will not incrementally change the landscape. Instead the Structure Plan recognises the finite capacity of the District’s rural landscape values and sets out an overall structure for development which maintains a high level of rural character.
		5.3.2.2 Allow residential subdivision and development only in locations where the landscape character and visual amenity would not be degraded. .	It is considered that the residential activity areas are located within discrete pockets of land and/or where the landscape has a higher capacity to absorb development. Other areas which envelope the R activity areas are more susceptible to degradation. Those areas which are considered to be most critical to maintaining the landscape character and visual amenity will be included in the Landscape Protection Activity Areas.
		5.3.2.3 Recognise that proposals for subdivision and development in the Rural Zone which seek support from existing and consented subdivision or development in the vicinity of the relevant site, are likely to result in adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.	While the development is part of the Millbrook Resort, the upper portions will display a different character as determined by the amended Millbrook Design Guidelines. These guidelines will set a different standard for the developments on the upper hills so they are viewed as being more subservient to the landscape while portraying a high level or rural character. Development on the lower, more northerly portions of the site will be viewed as being an extension of the established Millbrook landscape pattern. The land to the west of the proposed development is considered to display a slightly different character and is generally cut off visually from the landscape unit which contains Millbrook. The proposed development is at present seen in the context of Millbrook and the proposed extension will not constitute sprawl.

			Similarly, the development in the upper hills will be set against the highpoint of the hills. This high point creates a ridge and the ridge will act as the logical end to development.
		5.3.2.4 <i>Ensure subdivision and development does not alter the valued landscape character as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.</i>	All proposed screen planting, mounding and earthworks will be in character with the surrounding landscape.
	5.3.5 Objective 5 – <i>Ensure subdivision and development does not alter the valued landscape character and diminish visual amenity values of the Rural Landscapes (RLC).</i>	Policies 5.3.5.1 <i>Allow subdivision and development only where it will not adversely alter the valued landscape character or diminish the visual amenity values identified for any Rural Landscape.</i>	The visual amenity of the rural landscape will not be adversely altered as much of the proposed development will be visually contained. Similarly the development will be set within an existing landscape context which displays a higher level of rural residential development. The proposal will continue this landscape pattern.
		5.3.5.2 <i>Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape character.</i>	All mitigation planting will be consistent with the existing landscape pattern. No residential activities will take place north of Mill Creek in the vicinity of Malaghans Road. The open character of the landscape will still be accessible through breaks in proposed and existing planting along boundaries and roads.
		5.3.5.3 <i>Encourage any landscaping to be consistent with the established character of the area.</i>	All planting will be subject to the amended Millbrook Design Guidelines. These guidelines specify trees which are consistent with the established character of the area.
		5.3.5.4 <i>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</i>	The comprehensive nature of the proposed development utilises shared access and infrastructure. These services will be located where they will be least visible and cause the least disruption to the landform and rural character. An existing farm track will be utilised to ascend to the upper hills.

		<i>disruption to the landform and rural character.</i>	
		5.3.5.5 <i>Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.</i>	Residential development will be clustered, leaving much of the surrounding landscape as open space.
	5.3.7 Objective 7 – <i>Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District’s landscapes.</i>	5.3.7.1 <i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained and enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive land.</i>	The proposed Ecological Protection and Restoration areas will have a significant positive effect in terms of promoting indigenous biodiversity. This will increase the nature conservation values of the site and provide a positive change in character near where existing productive lands are altered as a consequence of development.
		5.3.7.2 <i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes.</i>	It is understood that no indigenous vegetation of note will be removed as part of this proposed development.
	5.3.8 Objective 8 – <i>Recognise the dependence of tourism on the District’s landscapes.</i>	5.3.8.1 <i>Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.</i>	This proposal will increase golf tourism interest in the District by providing for a 36-hole course.
		5.3.8.2 <i>Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance</i>	The proposed golf course and other associated developments will permit a new way for visitors to appreciate the District’s landscapes. The hummocky, elevated lands of the subject site offer an interesting landform for visitors to

		<p><i>the appreciation of landscapes, and on the basis they would protect, maintain or enhance our distinctive landscapes.</i></p>	<p>experience the distinctive characteristics of the subject site itself, and to appreciate the open, elevated views of the wider basin.</p>
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13 Rural Zone - 13.6 Assessment Matters (Landscape)

Heading	Assessment Matter		Findings
(2) Rural Landscape Classification (RLC)	(a) Effects on landscape character:	<i>(i) where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the character of the adjacent Outstanding Natural Feature or Landscape;</i>	The site is not immediately adjacent to any ONL or ONF.
		<i>(ii) whether and the extent to which the scale and nature of the proposed development will adversely alter the valued character of the surrounding Rural Landscape;</i>	The more sensitive portions of the site and surrounding landscape will be retained in their open rural character. This includes the LP areas within the site, especially the areas of land adjacent to Malaghans Road, the slopes that lead from Mill Creek to the upper hills and the highest ridge of the upper hills. These features are linked to the wider landscape and their protection will ensure that the valued character of the surrounding rural landscape is maintained.
		<i>(iii) in the case of a proposed subdivision, whether the design and landscaping would maintain or enhance the character of the Rural Landscape;</i>	<p>The rural character is celebrated as part of this proposal. The LP area adjacent to Malaghans Road will have an increased rural character as a result of the relocation of the historic farm shed to this area and an ongoing presence of grazing animals.</p> <p>Planting within the site will be of two characters, indigenous and exotic/rural. The proposed Ecological Protection and Restoration areas will enhance the natural character of the site while planting outside of these areas, including the Amenity Mitigation planting will highlight and enhance the rural character of the site.</p>
		<i>(iv) in the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating</i>	Specific building designs are not proposed but design guidelines are. The existing Millbrook Design Guidelines which have been in effect since 2001 will be amended to include a new set of guidelines for the proposed residencies in the upper hills. These

		<i>a building platform, helps demonstrate the proposed development would maintain or enhance the character of the Rural Landscape;</i>	<p>amended guidelines will ensure these dwellings maintain the rural character while being subservient to the landscape and visually recessive.</p> <p>The developments located on the lower portion of the site near Mill Creek will be subject to the existing Millbrook guidelines which maintain rural character elements.</p>
		<i>(v) other than where the proposed development is a subdivision and/or residential activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities and would maintain or enhance the character of the Rural Landscape.</i>	<p>Every building within the site will be subject to a section in the amended Millbrook Design Guidelines.</p> <p>The dwellings within the lower portions of the site will be subject to the existing guidelines which, through built examples, have proven to maintain the distinct character of the rural landscapes associated with the Arrowtown rural fringe.</p> <p>The amended Millbrook Design Guidelines will introduce a new set of design guidelines for the upper hills developments. These areas are located in a more elevated landscape with distinct landforms and moderately stronger rural character. The design guidelines for these areas will guide the form, colour and materiality of future buildings to ensure they are visually recessive within the landscape and are consistent with the rural character.</p> <p>The R areas in the vicinity of the heritage listed cottage will also be subject to new design guidelines which will reflect the distinct rural heritage of this cottage.</p>
	<p>(b) Effects on visual amenity.</p> <p><i>Whether the development will result in a loss of the visual amenity of the Rural Landscape, having regard to whether and the extent to which:</i></p>	<i>(i) the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Landscape. In the case of proposed development which is visible from unformed legal roads and public trails, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these accesses</i>	<p>The visibility of the proposed development will have a low to very low impact on the visual amenity of the rural landscape. The lower parts of the development which will sit against the slopes adjacent to Mill Creek will continue the existing pattern of development associated with Millbrook and will have a very low to negligible reduction in visual amenity as viewed from a section of Malaghans Road.</p> <p>There is a narrow window through the topography where the edge of the R15 area may be seen from a short distance of Malaghans Road. It is considered that development will not be visually prominent from this view.</p> <p>The bulk of the upper hills development areas will only be visible from Malaghans Road from a distance of approximately 1.5km and the proposed development will not be visually prominent.</p>

			<p>From other public places, including Cotter Avenue, Feehly Hill, The Lake Hayes Recreation Area, Tobins Track, Coronet Peak and the Crown Range Zig Zag the development will not be visually prominent.</p> <p>An unformed legal road exists immediately south of the subject site. It is unlikely that this legal road will ever be utilised for public access as it ends near the sites northern boundary and all adjoining lots have existing private access. Also, the public Queenstown Trail network already links the southerly Speargrass Flats valley with the northerly Arrowtown area via Millbrook.</p>
		<p><i>(ii) the proposed development is likely to be visually prominent such that it detracts from private views;</i></p>	<p>Three approved building platforms exist to the south of the site and one to the east (Donaldson). The proposed development will not be visible from the Donaldson approved building platform to the east. Amenity Mitigation which will include mounding and vegetation is proposed to mitigate the visibility of the proposed development on these adjacent properties. The closest building platform will be approximately 225m from any proposed residential development.</p> <p>Views from these private properties to the ONL mountains to the north, east and west will still be available. Southerly views towards Lake Hayes and the Remarkables will be unaffected by the proposal. It is considered that these ONL features dominate the landscape and that the proposed development, through the mechanism of design controls and mitigation areas, will not be visually prominent or detract from these private views.</p> <p>It may be possible for private places farther south of the site to view some of the development. This includes the properties near Slope Hill in the vicinity of Elysium Way and on the west facing terraces that lead up from Lake Hayes. These views will be in excess of 1.4km and the development will not be visually prominent from these private places.</p> <p>Some of the development may be visible from private places to the north, in the vicinity of Dennison Way. It is considered that the discreet location of proposed residential development and design controls will ensure the development will not be visually prominent from these private places.</p>

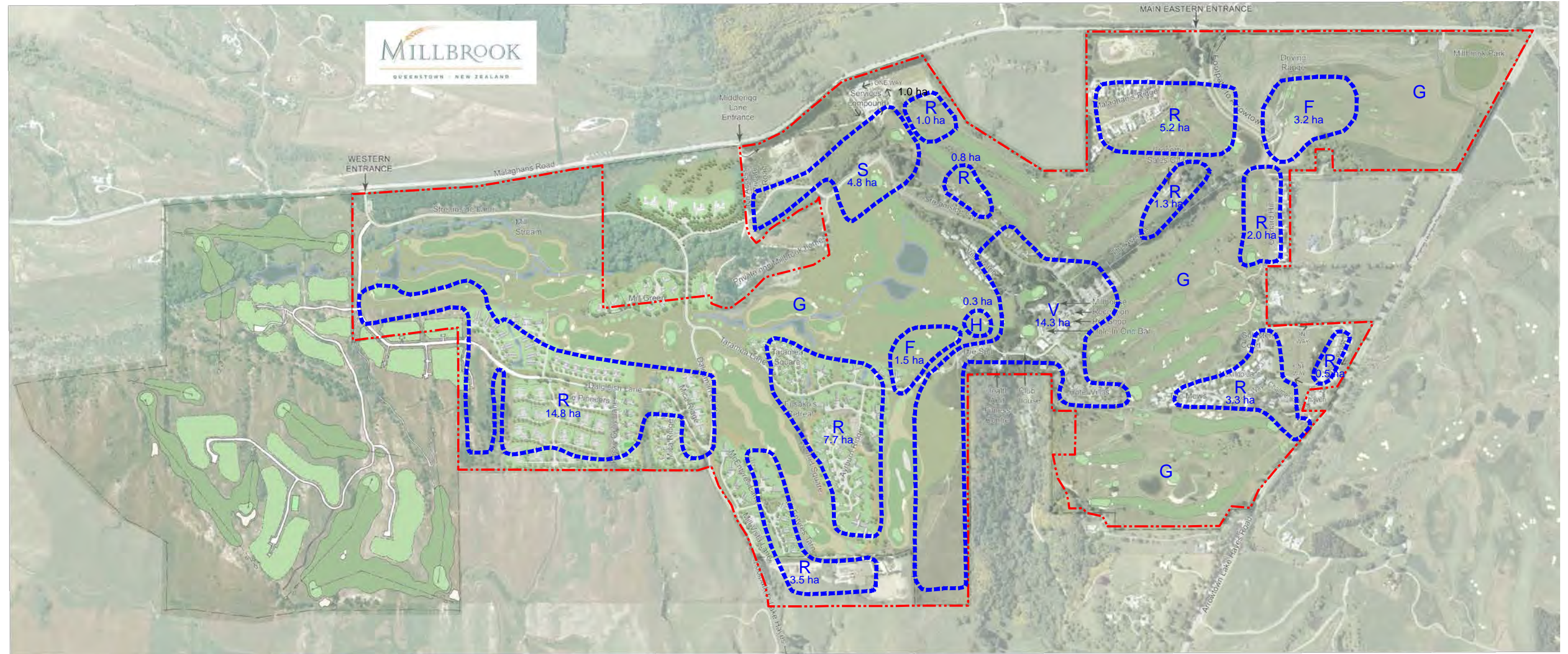
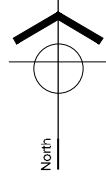
		<p><i>(iii) any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Landscape;</i></p>	<p>Mounding and planting is proposed to mitigate views of the built form and golf course activities from the adjacent private properties. This mitigation is not intended to run the length of the property boundary and will still allow views from the properties into and through the site. While existing views across the site from these properties will be narrowed, the rural landscape of the site will still be visible.</p> <p>The much broader rural landscape will be unaffected by proposed mitigation.</p>
		<p><i>(iv) the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;</i></p>	<p>The elevated nature of the upper hills and the slopes and ridges that form the face of these hills will visually contain the upper portions of the development from most views in the surrounding valleys.</p> <p>The highest point of the site and the ridge that runs down from it to the south forms the site's western boundary. This highpoint encloses the site and provides a logical end of development.</p> <p>The lower portion of the development near Mill Creek will be enclosed by the slopes leading up to the upper hills to the south and confined by Mill Creek to the north. Dense vegetation and a subtle change in land form and character will confine the site to the west.</p>
		<p><i>(v) any proposed roads, boundaries and associated planting, earthworks and landscaping will change and reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;</i></p>	<p>All roads, boundaries, associated planting, earthworks and landscaping will be consistent with the existing landscape character. The site's existing farm track will be modified to access the developments. Within the upper hills, internal roads will be sympathetic to the rural character, giving preference to swales instead of kerb and channel.</p> <p>Residential development will be clustered and will appear as being set within the otherwise open lands.</p> <p>Planting will be consistent with and sympathetic to the rural and/or natural character. This will be controlled by the amended Millbrook Design Guidelines.</p> <p>Natural topography will be retained and celebrated through the design of the activity areas which contour along much of the existing land forms.</p>

			It is considered that the development will maintain a consistency with regard to the existing natural topography and patterns.
		<i>(vi) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape or landscape units;</i>	<p>The boundaries of the proposed Structure Plan have been drawn to a large degree, around and in-synch with the natural topography. The lower portions of the site will see residencies set against the north facing slopes above Mill Creek while the upper portions of the site will generally see residencies set within the plateaus and depressions between hummocks.</p> <p>The LP areas seek to protect the most valued topography of the site.</p>
	<p>(c) Design and density of development</p> <p><i>In considering the appropriateness of the design and density of the proposed development, whether and to what extent:</i></p>	<i>(i) opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);</i>	<p>Access to the proposed development will be via the existing Millbrook road network. All properties will share a common accessway which will access the lower portions of the development before ascending into the upper hills.</p> <p>All open spaces, including the LP and G Activity Areas will be held in two titles and managed by Millbrook.</p>
		<i>(ii) development, including access, is located within the parts of the site where they will be least visible from public and private locations;</i>	<p>The developments within the lower portions of the site will be visible from parts of Malaghans Road, but from most of this road development will be screened by existing dense vegetation.</p> <p>The upper portions of development will be located in discrete, elevated pockets of topography which will restrict the visibility of the development to the immediately adjacent private properties and distant public and private views.</p>
		<i>(iii) development, including access, is located in the parts of the site where they will have the least impact on landscape character.</i>	The LP area immediately south of Malaghans Road will contain open pastures and grazing animals. This will form the foreground of any built development as viewed from Malaghans Road. Built development will be set back from public places and set within the open rural character. This enveloping open space will ensure the built development has the least impact on the landscape character.

	<p>(d) Tangata Whenua, Biodiversity and Geological values</p>	<p><i>(i) whether and to what extent the proposed development will degrade Tangata Whenua, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features.</i></p> <p><i>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</i></p>	<p>There are no known significant Tangata Whenua values of the site.</p> <p>Indigenous biodiversity will be greatly enhanced through the implementation of the Ecological Protection and Restoration areas. At present the site hosts little significant indigenous vegetation and the proposal will see the creation of ecological corridors and significant patches which will be protected and enhanced.</p> <p>The site's hummocky terrain will mostly be retained. The retention of the significant geological features, especially the uppermost hills will ensure the geologic values are not degraded.</p>
	<p>(e) Cumulative effects of development on the landscape</p> <p><i>Taking into account whether and to what extent existing and potential development (including unimplemented but existing resource consent or zoning) may already have occurred and adversely altered landscape character, and visual amenity values. The Council shall be satisfied;</i></p>	<p><i>(i) the proposed development will not further adversely alter landscape character and visual amenity values, with particular regard to situations that would result in a loss of valued rural character and openness due to the prevalence of residential activity within the Rural Landscape</i></p>	<p>The rural character and openness of the landscape will be maintained to a large degree. Much of the site will remain in its open character. Development will be located in discrete pockets. Design guidelines will dictate that forms and elements within the landscape reflect and enhance both the natural and rural character.</p> <p>Developments on the upper hills will be well screened from nearby locations, especially Malaghans and Speargrass Flats roads. The LP areas will protect the portions of the site which are more sensitive in their open character.</p>
		<p><i>(ii) where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development.</i></p>	<p>It is considered that the level of proposed development, combined with the level of existing, permitted and consented development in the surrounding landscape is nearing the threshold to which the landscape could absorb change. The proposed level of development and the manner in which this development will be implemented will ensure this threshold is not breached.</p>

		<i>Whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument which maintains open space.</i>	<p>The proposed Structure Plan is a proven and effective way of managing and maintaining open space. This Structure Plan will have three types of open space activity areas being:</p> <ul style="list-style-type: none"> • Landscape Protection • Amenity Mitigation • Golf and Open Space. <p>These spaces will be maintained as open space which in turn will ensure the landscape's character and visual amenity is maintained.</p>
(3) Positive Effects, applicable in all the landscape categories (ONF, ONL and RLC)	<i>In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account</i>	<i>(i) whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;</i>	The Structure Plan will protect the proposed open spaces within the site from further development.
		<i>(ii) whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;</i>	<p>The Ecological Protection and Restoration overlay will protect and enhance the indigenous biodiversity of the site.</p> <p>The landscape character as it is experienced from Malaghans Road will be enhanced by the increased presence of grazing animals. The historic farm shed will be positioned closer to the road where it is more visible. This will strengthen the rural character of the landscape from where the public most often experience the site.</p> <p>Landscape management regimes, typical of the existing Millbrook management will be implemented across the site. This will manage the spread of weeds and pests across the site and wider landscape.</p>
		<i>(iii) any positive effects including environmental compensation,</i>	Millbrook already provides for public trails through the more easterly portion of the resort. This existing access is considered to be adequate.

		<i>easements for public trails or access to lakes, rivers or conservation areas;</i>	
		<i>(iv) any opportunities to retire marginal farming land and revert it to indigenous vegetation;</i>	Portions of the site, especially the gullies have been identified as being most appropriate for the regeneration of indigenous vegetation. These marginal lands will become part of the proposed Ecological Protection and Restoration overlay areas, where the interface between grazing animals and indigenous ecosystems will be appropriately managed and the health of the indigenous ecosystems will be enhanced.
		<i>(v) where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;</i>	It is considered that all adverse effects of the development will be appropriately avoided, remedied and mitigated so that it does not push beyond a threshold with respect to the landscape's ability to absorb change.
		<i>(vi) whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.</i>	The open spaces within the site that are not designated for ecological protection and restoration, amenity mitigation of golf activities will be managed as a low intensity farm. This activity will be highly visible to public and private views and will maintain the desired landscape character.



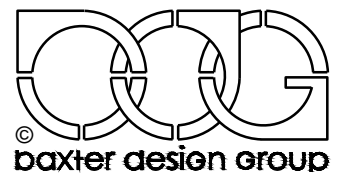
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LEGEND:

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad

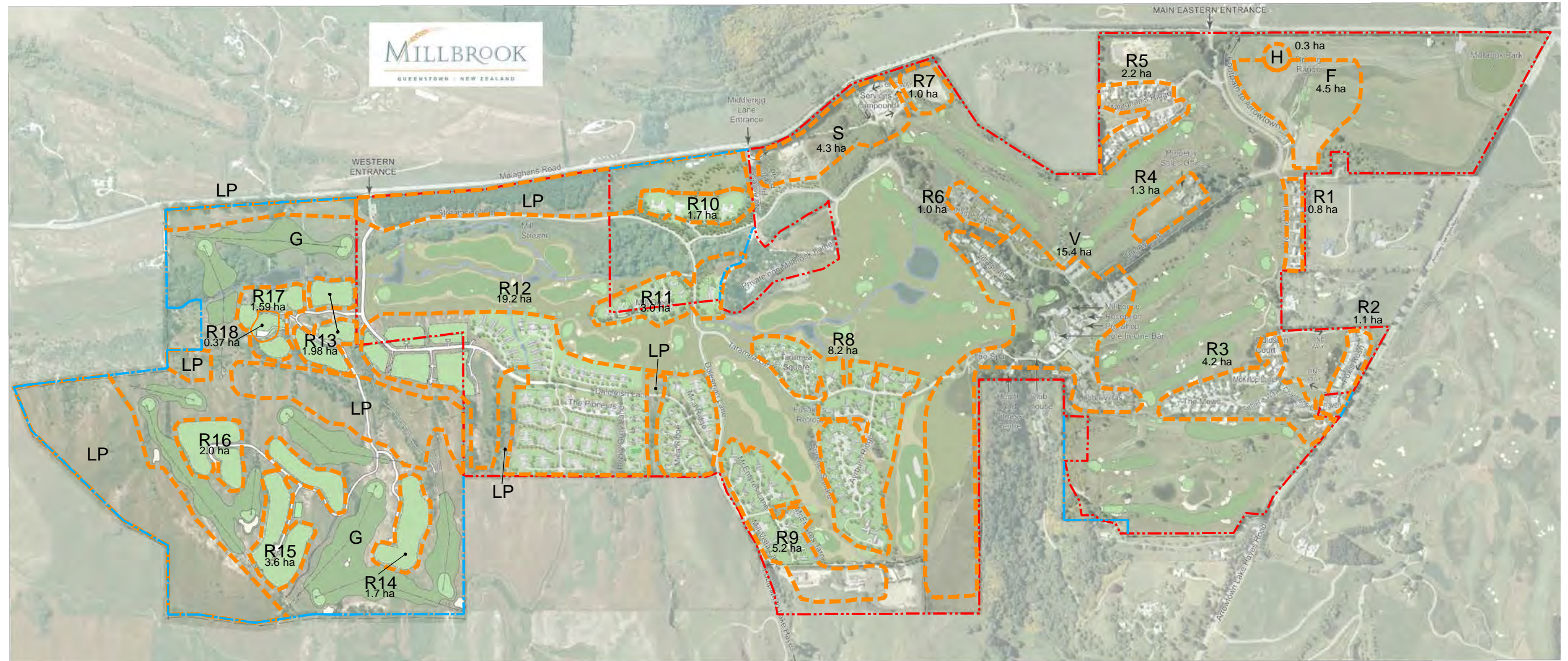
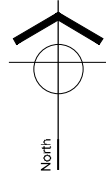
Activity Boundary Existing

Zone Boundary



MILLBROOK RESORT ZONE - EXISTING STRUCTURE PLAN

REFERENCE 2423-SK31 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 23 Feb 2015
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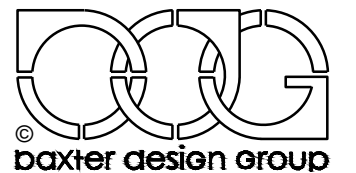


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LEGEND:

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection

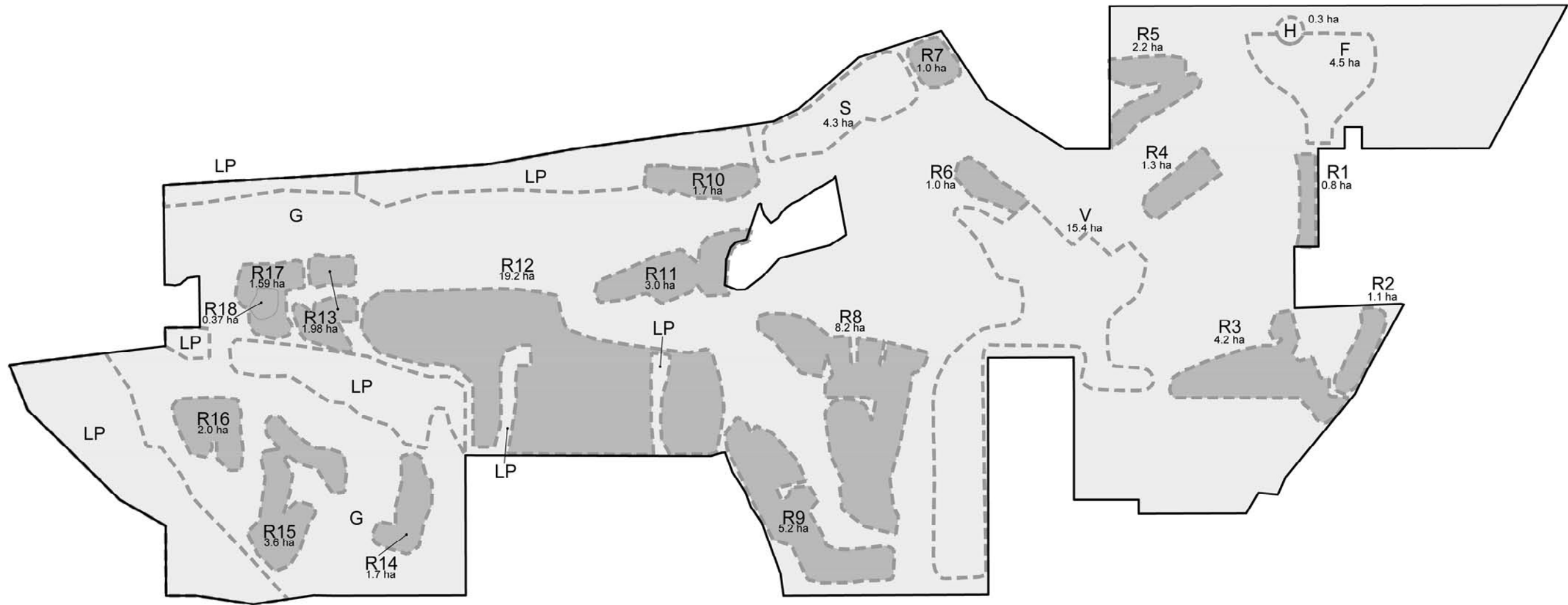
- Activity Boundary Proposed
- Zone Boundary
- Zone Boundary Changes
- R18 Boundary



MILLBROOK RESORT ZONE - PROPOSED STRUCTURE PLAN

REFERENCE 2423-SK32 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 23 Feb 2015

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LEGEND:

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection

Activity Boundary

 Zone Boundary

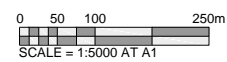
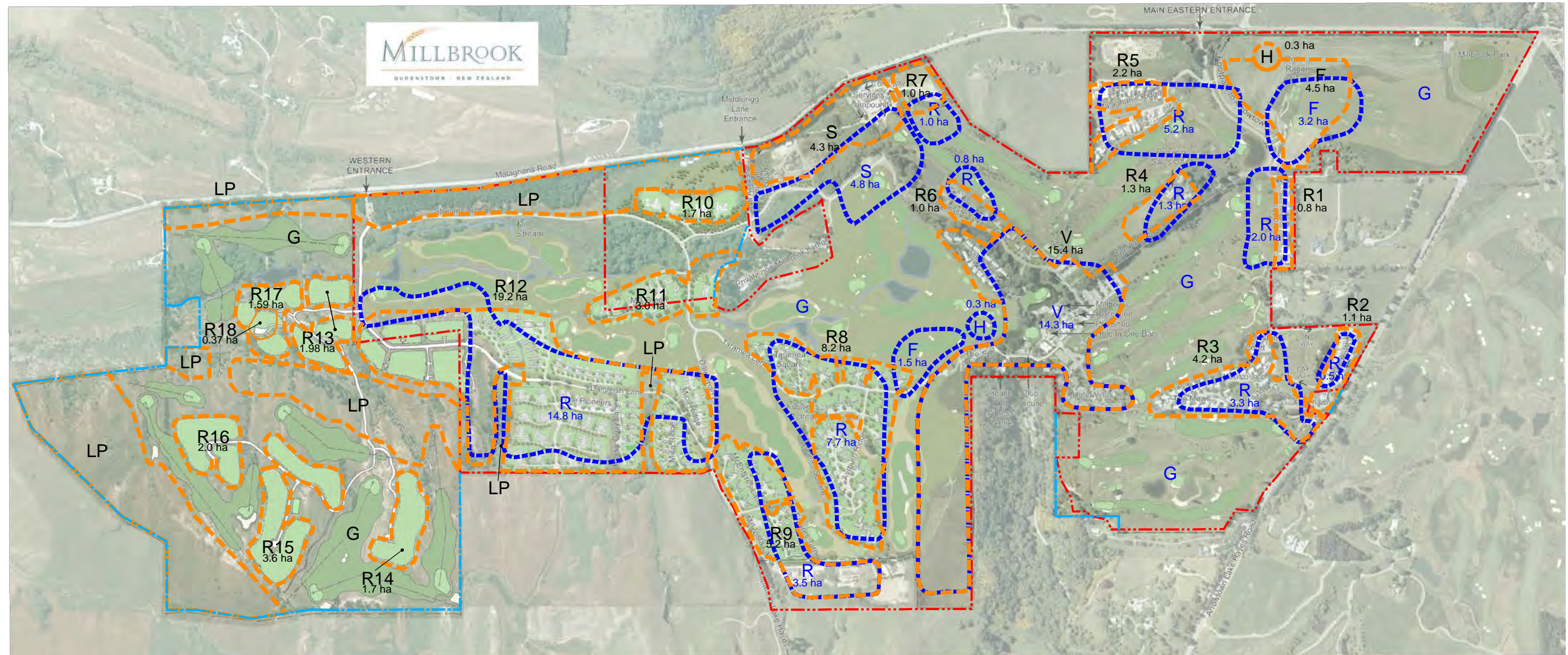
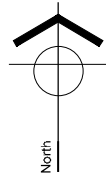
R18 Boundary

MILLBROOK RESORT ZONE - QLDC DISTRICT PLAN FORMAT

REFERENCE 2423-SK40 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 23 Feb 2015

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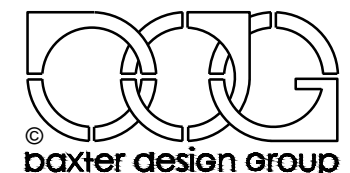
LEGEND:

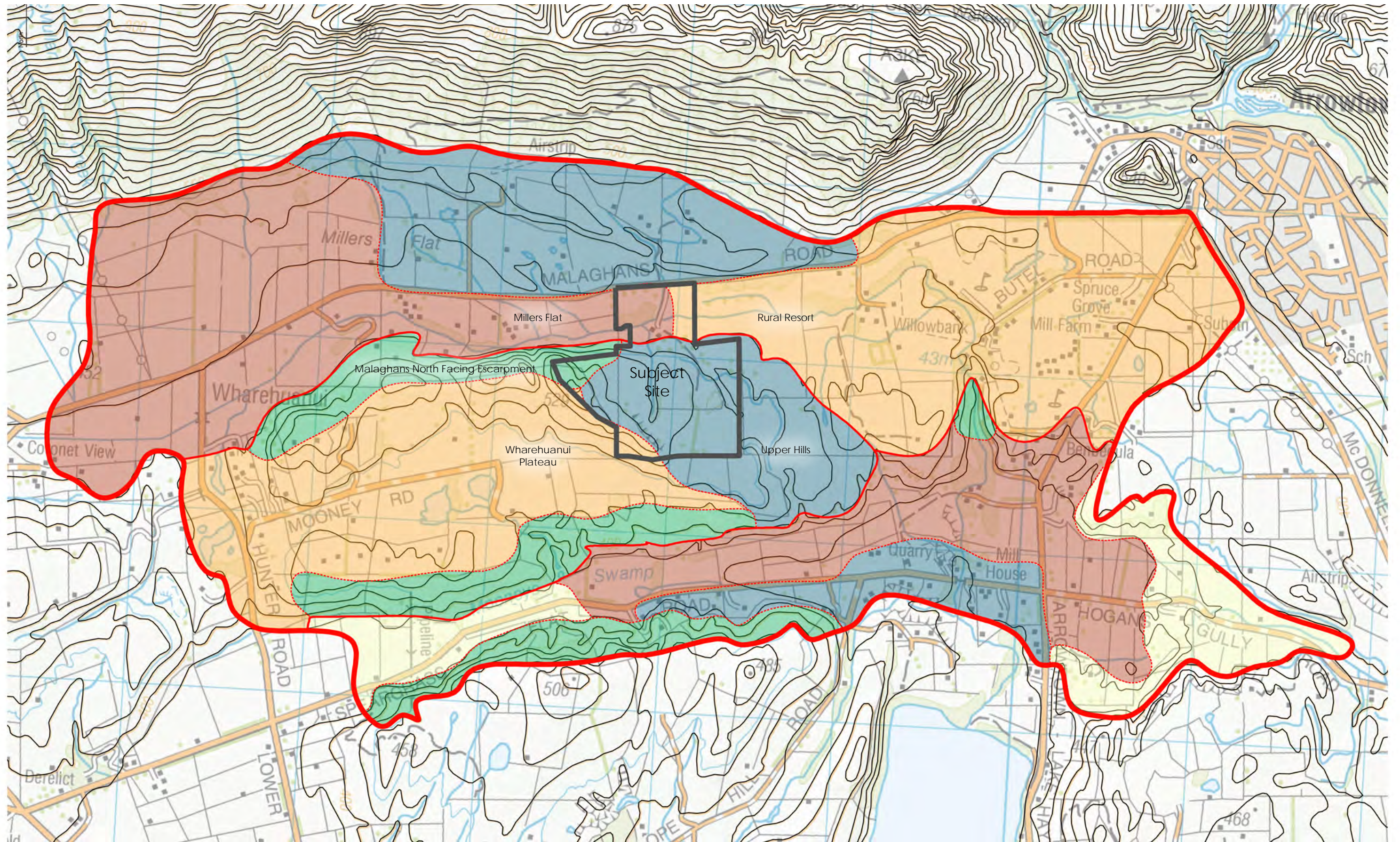
- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection
- Activity Boundary Existing
- Activity Boundary Proposed
- Zone Boundary
- Zone Boundary Changes
- R18 Boundary

MILLBROOK RESORT ZONE - COMBINED STRUCTURE PLANS

REFERENCE 2423-SK33 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 23 Feb 2015

\\server01\jobs\2423 - millbrook_macaulay\cad\2423-sk33 - millbrook dalgleish farm - combined structure plans.dwg - SK33

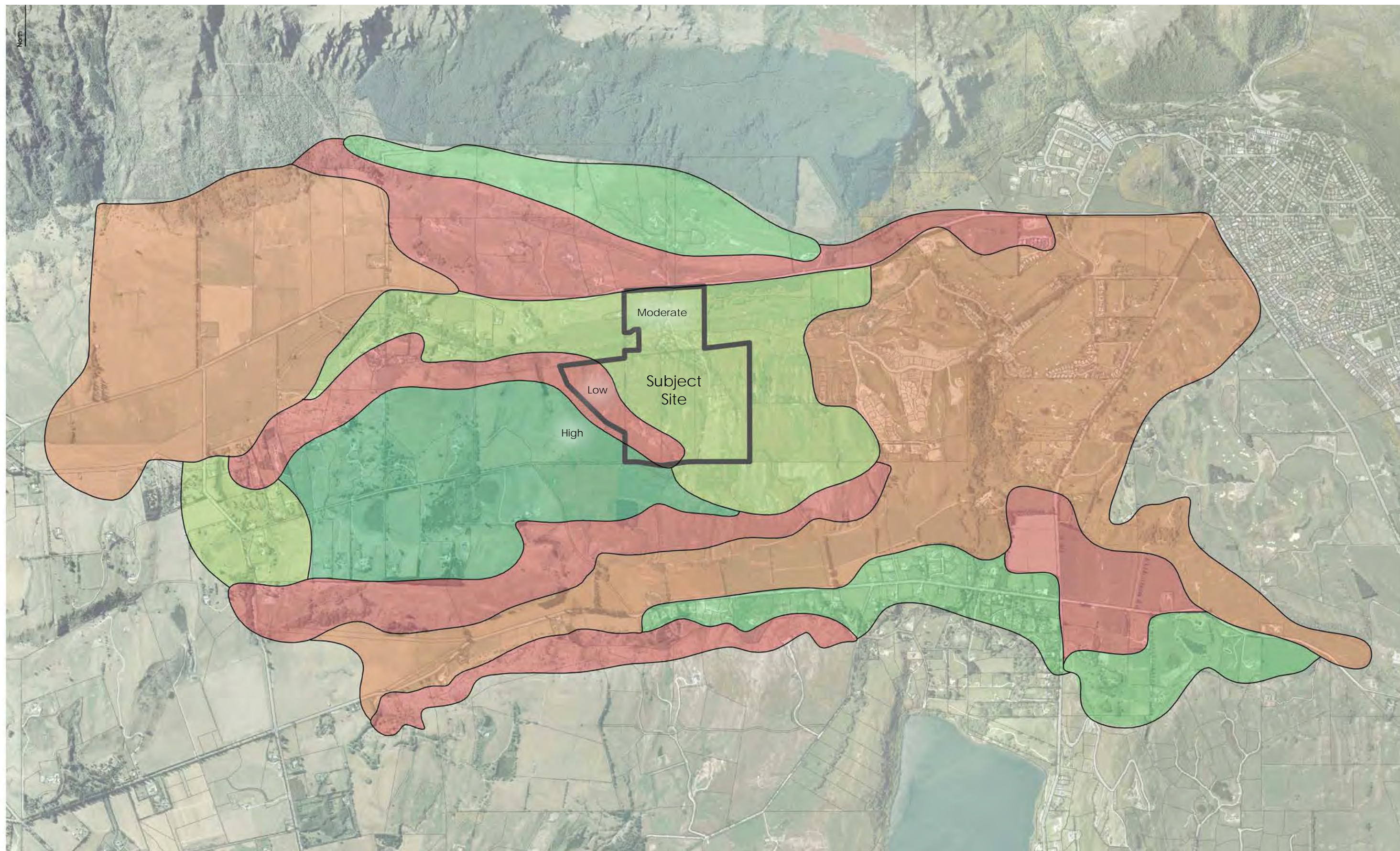




+ MILLBROOK - DALGLEISH FARM - Landscape Units and the Dalgleish Farm Overlay

REFERENCE : 2423 - SK31, SCALE 1:10000 @ A1, 1:20000 @ A3 - 1 APR 2015

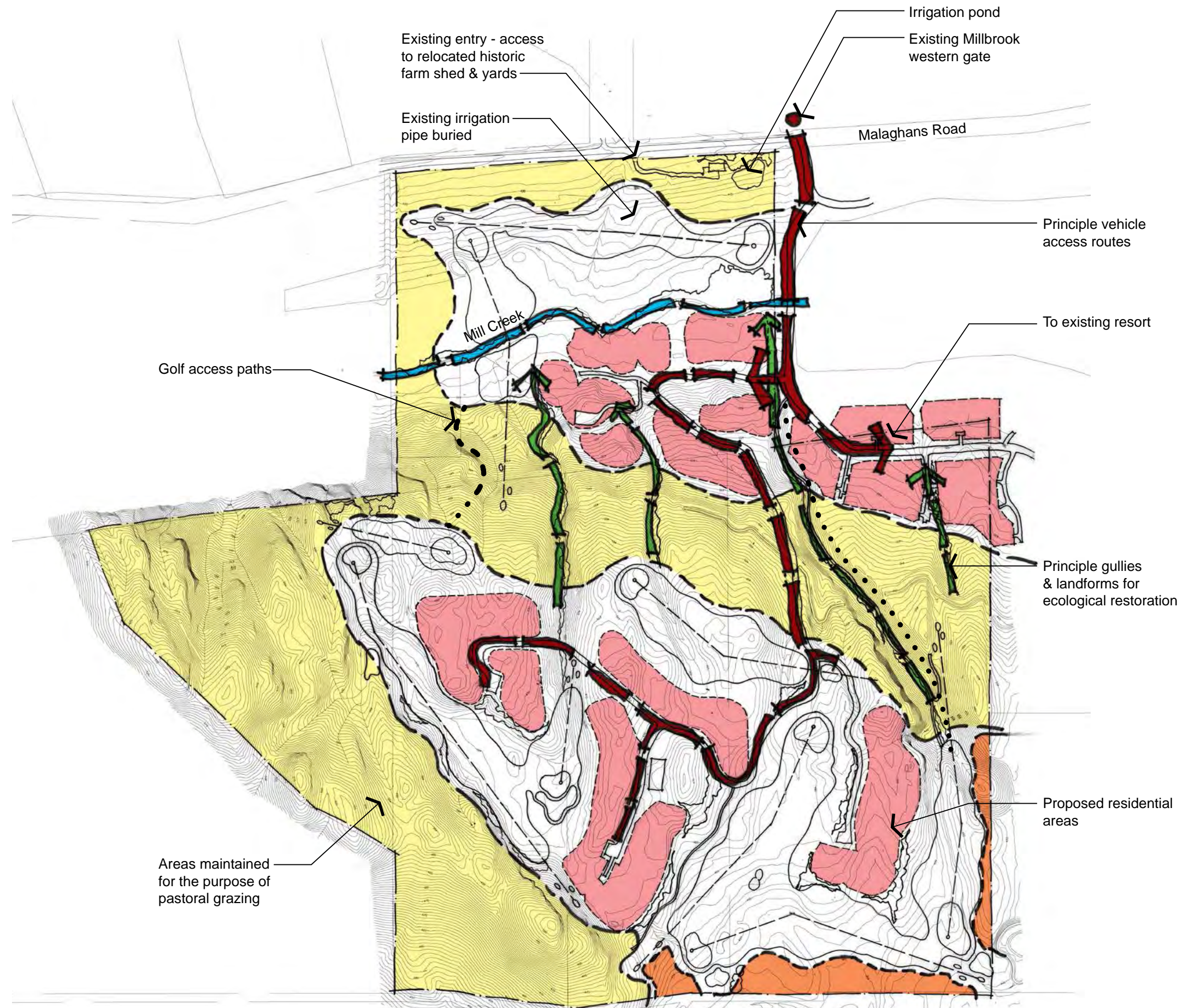
Base map data extracted from the Wharehuanui Resource Study, 2015.



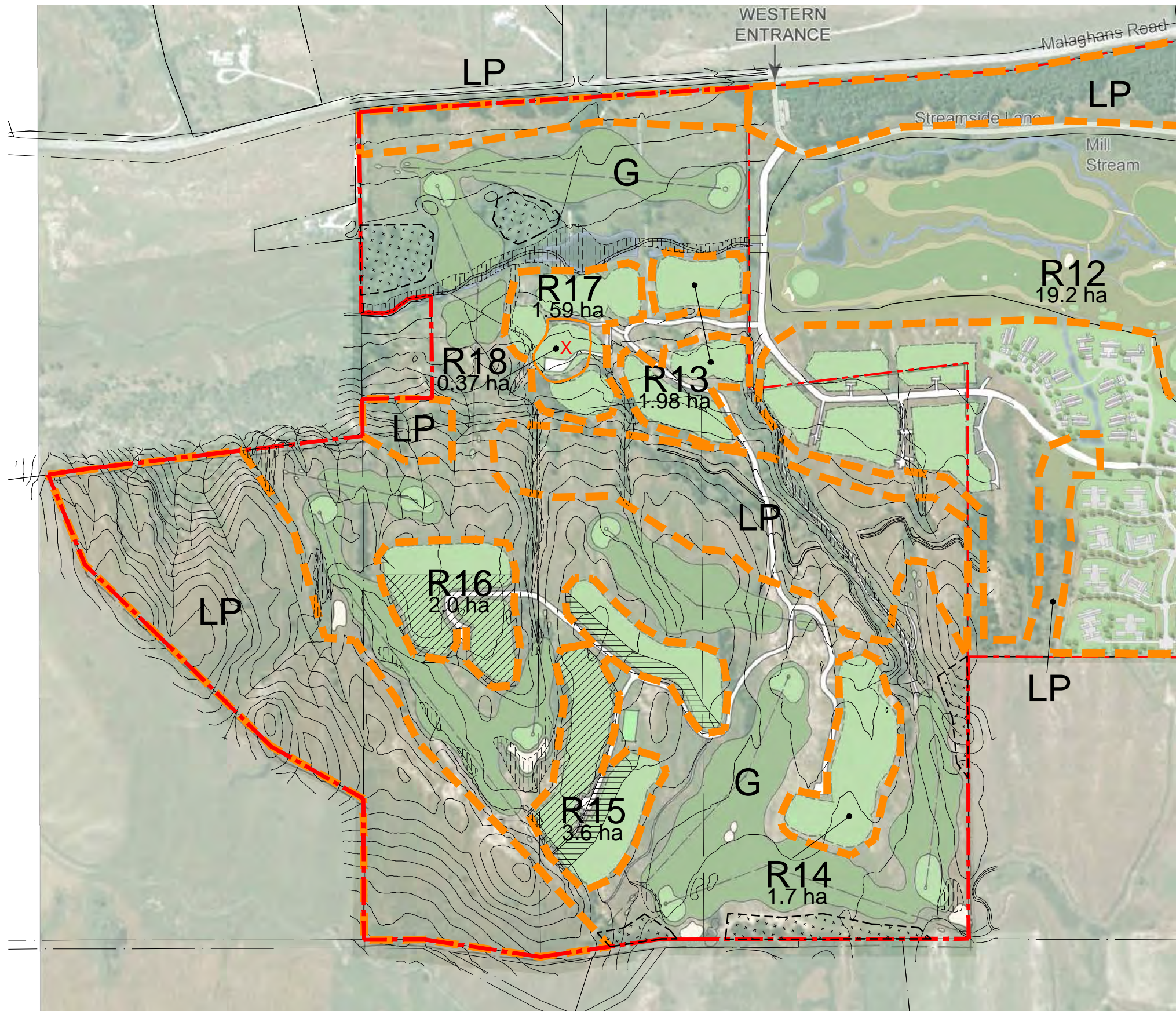
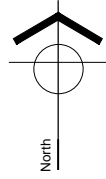
+ MILLBROOK - DALGLEISH FARM - Ability to Absorb Change and the Dalgleish Farm Overlay

REFERENCE : 2423 - SK31, SCALE 1:10000 @ A1, 1:20000 @ A3 - 1 APR 2015




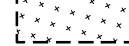


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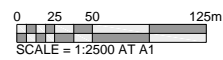


+ MILLBROOK - DALGLEISH FARM - THE 'BIG PICTURE'
REFERENCE : 2423 - SK40, NOT TO SCALE - 1 APR 2015



OVERLAYS

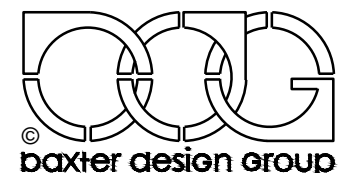
- Building Height Restrictions
Within 'R'esidential Areas,
Refer Rule X
-  5.5m on R14, R15, R16
 -  6.5m on part R15, R16
 -  5.5m with 6.5m where shown
at road side of lot on part R15
 -  Amenity landscaping
 -  Ecological protection
and restoration
 -  Protected feature

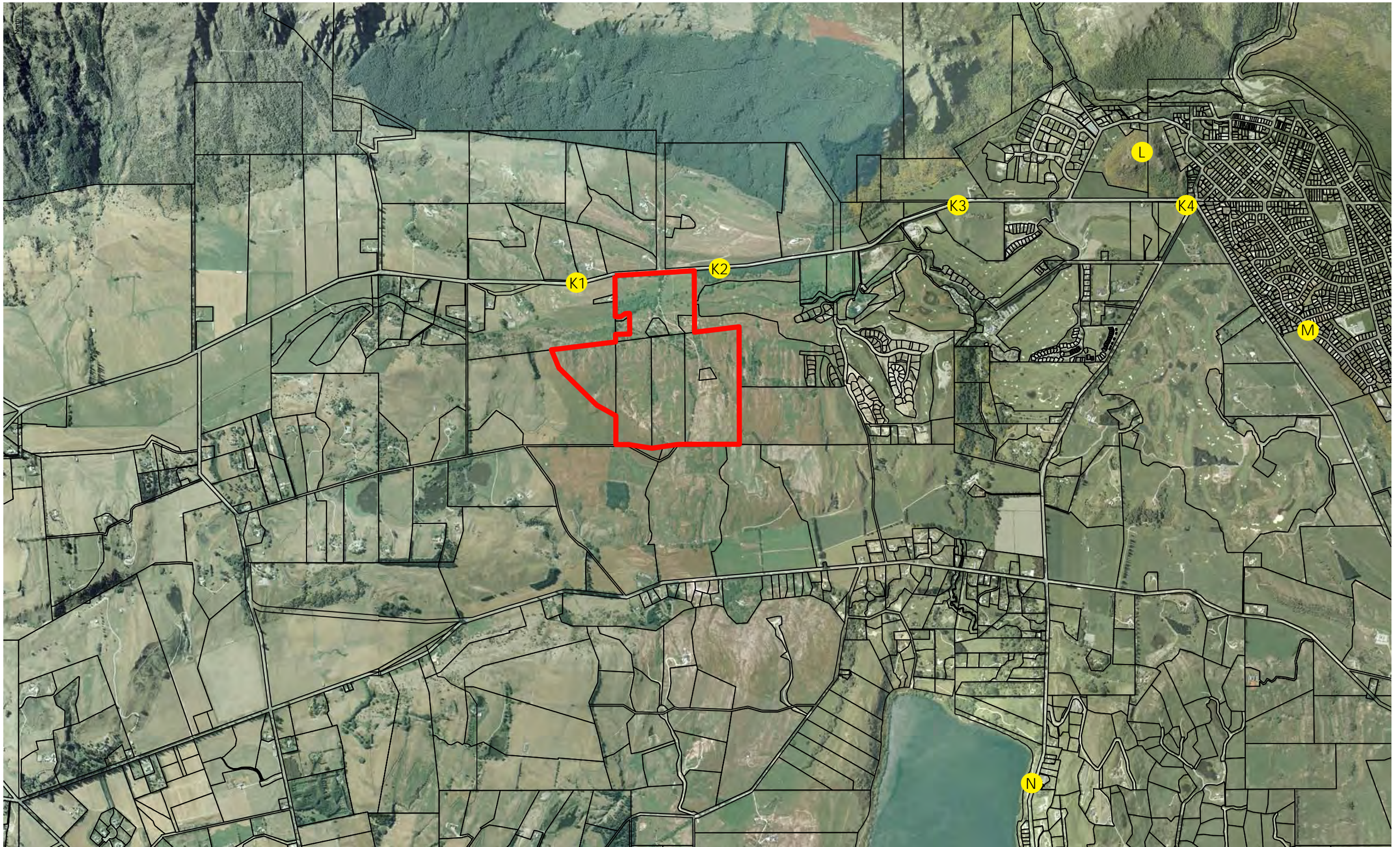


MILLBROOK RESORT ZONE - STRUCTURE PLAN - OVERLAYS

REFERENCE 2423-SK34 - SCALE = 1:2500 AT A1 - 1:5000 AT A3 - 01 Apr 2015

J:\2423 - millbrook_macaulay\cad\2423-sk34 - millbrook dalgleish farm - structure plan - overlays.dwg - SK34





+ MILLBROOK - DALGLEISH FARM - VIEWPOINT LOCATIONS
REFERENCE : 2423 - SK31, SCALE 1:10000 @ A1, 1:20000 @ A3 - 1 APR 2015



VIEWPOINT 1



VIEWPOINT 2



VIEWPOINT 3



VIEWPOINT 4

+ MILLBROOK - DALGLEISH FARM - VIEWS FROM MALAGHANS ROAD
REFERENCE : 2423 - SK39, SCALE 1:5000 @ A1, 1:10000 @ A3 - 1 APR 2015



PHOTOGRAPHS TAKEN WITH A 50MM LENS
3 FEB 2015
IMAGE SHOULD BE VIEWED AT A READING DISTANCE OF 25CM @ A3 AND 50CM AT A1



INDICATIVE BULK AND FORM OF BUILDINGS AND LANDSCAPING
PHOTOGRAPHS TAKEN WITH A 300MM LENS
3 FEB 2015



PHOTOGRAPHS TAKEN WITH A 50MM LENS
3 FEB 2015
IMAGE SHOULD BE VIEWED AT A READING DISTANCE OF 25CM @ A3 AND 50CM AT A1



INDICATIVE BULK AND FORM OF BUILDINGS AND LANDSCAPING
PHOTOGRAPHS TAKEN WITH A 300MM LENS
3 FEB 2015

+MILLBROOK - DALGLEISH - VIEW FROM COTTER AVENUE
REFERENCE : 2423-SK36 - 20 FEB 2015



PHOTOGRAPHS TAKEN WITH A 50MM LENS
3 FEB 2015
IMAGE SHOULD BE VIEWED AT A READING DISTANCE OF 25CM @ A3 AND 50CM AT A1



INDICATIVE BULK AND FORM OF BUILDINGS AND LANDSCAPING
PHOTOGRAPHS TAKEN WITH A 300MM LENS
3 FEB 2015

+ MILLBROOK - DALGLEISH - VIEW FROM LAKE HAYES ENTRANCE
REFERENCE : 2423-SK37 - 20 FEB 2015

APPENDIX 3

**EXPERT OPINION AND ACCOMPANYING GRAPHIC ATTACHMENT (ANNE
STEVEN LANDSCAPE ARCHITECT) - SUBMITTED BY X-RAY TRUST [356]),
DATED OCTOBER 2015**

**Proposed Millbrook Special Zone Extension
District Plan Review October 2015**

**Expert Opinion on Potential Impact on Private Amenity and on Appropriateness of
Extension in Landscape Context**

1 Potential Impact on Private Amenity of Lots 1 and 2, Ayrburn Farm

Existing Amenity

The elevated southwest part of the proposed Special Zone forms the mid-ground in the views of landscape over the northern sector from the existing Lot 1 dwelling and surrounds, and from the Lot 2 dwelling site; and generally from the plateau area of Lots 1 and 2. This is a favoured view, with the dwellings naturally orientating to the north. The central courtyard area with the Lot 1 dwelling faces due north for its outlook. The outlook comprises the dramatic Coronet Peak range to the northwest and the fir-covered lower range spur due north, with Brow Peak range behind; and to the northeast the Arrow River catchment with distant overlapping range spurs and the closer Crown Range to the east with its imposing high tussock-clad slopes. The view out to the north is more expansive however from Lot 2, with more of the Coronet Peak area seen. The lumpy ice-sculpted Malaghans Ridge close to the northwest and protruding into the top corner of Lot 1 is a local distinctive landform enclosing to the northwest, and forming a prominent bump on the skyline in some views. The southwest portion of the Special Zone is elevated relative to Lots 1 and 2 being in the 460-480m asl bracket whereas the plateau area is in the 420-460m asl range. It forms a strong clean undulating to lumpy landform horizon silhouetted against the mainly fir-covered rangeland backdrop.

The northern margin of Lots 1 and 2 form the foreground to views out from the Lot 1 and 2 dwelling areas. This land is mostly open at present and is undulating with several knolls which form local broadly convex high points obscuring some of the Special Zone plateau land beyond depending on viewpoint. There are also groups of tree planting along the northern property margin including an orchard to the northwest of Lot 1 dwelling; a grove of mountain beech replacing existing trees in PO4 due north of the Lot 1 dwelling; a grove of tall growing deciduous trees between Lots 1 and 2 dwellings (P10); and a grove of trees to the north of the Lot 2 dwelling (P11). These trees will grow to obscure some of the land behind and views of the lower parts of some of the rangeland behind (and mid to upper areas also from viewpoints closer to the tree plantings).

There is no domestic and residential development visible to the north of Lots 1 and 2. The ground rising gradually to the north beyond the property boundary blocks out any views of developed basin floor areas including all of Millbrook Resort. From the tops of the higher knolls on the property there are views of the Arrowtown urban area to the east. Distantly some infrastructure on Coronet Peak ski area can be seen. The landscape viewed is characterised by open pasture uniformly covering rolling to lumpy terrain with minor rock outcrop, interspersed with informal groupings of mainly exotic woody cover (hawthorn, elder, brier) often in linear form along water courses and around small bluffs and steeper slopes. A mature mixed species shelterbelt (mainly coniferous exotic) runs through the open pasture on the neighbouring land to the north, bisecting it.

Broadly, the views to the north are characteristically strongly open and pastoral (foreground) to moderately (pastoral; plantation fir forest on rangeland as lacks natural

variation, exotic) to highly natural (rangelands under native tall tussock and shrublands/subalpine).

There are no residential developments close to the Lot 1 and 2 dwelling areas, consistent with the density of such development expected in a Rural Zone where the main purpose is farming activity. The dwelling to the west is nearly 1km away from Lot 1 dwelling. The residential development along the south side of Speargrass Flat Road is at the closest some 560-600m away. The Lot 3 dwelling site is nearly 400m away to the east of Lot 2. A couple of small rural utility buildings and fencing are cultural elements on the Special Zone land.

In summary, the amenity provided by the existing landscape character of the proposed Special Zone area (ie, Dalgleish Farm) is considerable.

In terms of visibility, the lumpy to rolling terrain rising away in altitude to the north away from Lots 1 and 2 dwellings means there is a distinct horizon, with land areas beyond that are not visible before the plateau area falls away to the basin floor around Malaghans Road.

Potential Impact of Development Permitted through the Structure Plan and Recommended Amendments to Special Zone

Lot 1

Building associated with R15 is of greatest significance to Lot 1. The eastern edge of this area drapes over the visible landform horizon that crosses the due-north view from Lot 1 dwelling area. With a 5.5-6.5m building height including on top of the horizon (appears as a ridge) a number of buildings would be visible with the collective roofline silhouetted against the backdrop rangeland. A further group of buildings would be visible to a slightly lesser extent a little further away west of the existing shelterbelt. Potentially, built form would extend right across the view enclosed by Malaghans Ridge to the west and the existing shelterbelt and existing P04 trees, broken only by the small knoll closer to the shelterbelt. From the pond area built form would be seen to stretch right across, between the basal slope of Malaghans Ridge and the P04 trees. As the Special Zone land is higher there would be a sense of being overlooked.

The proposed Landscape Amenity zone could allow for planting which could include trees that would eventually grow to block out views of the buildings and associated domestic landscaping.

Collectively the built development and any amenity planting would block out some of the view of the backdrop rangeland. Loss of view of the fir plantation is not considered a loss but loss of some of the more dramatic and natural rangeland under Coronet Peak is considered adverse. The continuation of R15 up the base of Malaghans Ridge particularly contributes to this loss. How much of the view is lost will depend on the mature height of any planting in the amenity area but if it is to at least be high enough to block views of the buildings a good portion of the rangeland view will potentially be lost, albeit replaced by potentially appealing native vegetation (after a long time).

The amenity planting does not extend far enough across to screen views of the more northeasterly part of R15, which would be in direct northerly view from the dwelling. This block of buildings would be partly (from the dwelling or viewpoints close to it and west of it) to fully screened (from viewpoints further east, eg by the pond) by trees in P04.

The R14 area would not be visible from the Lot 1 dwelling area, due to intervening knolls and the tree planting in P04 as well as the proposed amenity planting which extends right along the boundary from P04 to P11.

It would be visible from viewpoints closer to the north boundary towards the orchard, if the existing shelterbelt trees are removed.

The potential changes to landscape character are considerable, from simple, open and pastoral with no residential use visible and a high degree of privacy to one that is more domesticated with multiple resort-style dwellings as close as 200m away and a sense of being overlooked, with no farming activity. The land between the houses and the boundary amenity area is potentially proposed for golf course development, which has a highly managed and domesticated character. The qualities of openness (freedom from built form and human activity) and naturalness will be diminished, from high/moderate to low.

The proximity of built form and potentially golf course development to the distinctive landform of Malaghans Ridge would also detract from its naturalness.

A benefit would be shelter to the orchard area from wind, but also possibly shade.

Recommended Amendments to Special Zone to Maintain a Reasonable Level of Amenity:

- Move R15 away from Malaghans Ridge to avoid impacts on it as a feature enjoyed from Lot 1
- Reduce size of central part of R15 moving it away from the ridgeline seen from Lot 1 (as well as Malaghans Ridge) so that the parts of roofs of only one or two dwellings at most can be seen over the ridgeline and are some 300-400m or more away; avoid any domestic landscaping being visible (could use rural character buffer planting)
- Preferably reduce size of other part of R15 shrinking it back away from the shelterbelt; also plant a grove of trees in the space between shelterbelt and knoll to screen from Lot 1 (but not block views)
- Maintain an open pastoral or arable use over the land between the buildings and the boundary (no golf course; no mown grassland)(sell the land to Lots 1 and 2!!)
- Planting along the boundary is not necessary – creates linear element not that fitting to this undulating landscape
- Support ecological restoration especially of wetlands and gully areas

Lot 2

The R14 area is of greater significance to the Lot 2 dwelling. Buildings on R14 would spread across the view directly north from the dwelling area, one of the key views. Parts of R15 building area would also be visible potentially, if the shelterbelt trees are removed. The tree planting in P04 and P10 would screen out some of this area. If there was amenity tree planting all along the boundary as proposed it has the potential to screen out views of future buildings, as well as the existing open pastoral space. As Lot 2 is set further back there would not be an outcome of loss of view of the backdrop rangeland. It would be mainly the open pastoral foreground of the Special Zone that would be screened out from view. Trees in P04 once mature may screen buildings in R15 sufficiently to avoid proximity impact on the naturalness of Malaghans Ridge.

Recommended Amendments to Special Zone to Maintain a Reasonable Level of Amenity:

- Reduce size of and/or relocate R14 so that only one dwelling is sensed/seen from Lot 2.
- Avoid any visibility of domestic landscaping
- Boundary planting is not necessary, creates linear element not that fitting to this undulating landscape – buffering planting should be closer to the dwelling(s) and should be of rural character
- Support ecological restoration especially of wetlands and gully areas
- Move R15 away from Malaghans Ridge to avoid impacts on it as a feature enjoyed from Lot 2
- Reduce size of central part of R15 moving it away from the ridgeline seen from Lot 2 (as well as Malaghans Ridge) so that the parts of roofs of only one or two dwellings at most can be seen over the ridgeline and are some 500m or more away;
- Maintain an open pastoral or arable use over the land between the buildings and the boundary (no golf course; no mown grassland)(sell the land to Lots 1 and 2!!)

2 Landscape Context Analysis to Determine Appropriateness

The proposed Zone Extension and its likely effect on landscape character has been assessed from a number of public viewpoints – Crown Range Road, Tobins Track, Feehlys Hill, Coronet Peak Road, Malaghans Road, Speargrass Flat Road, and Lake Hayes-Arrowtown Road.

The attached Landscape Analysis document illustrates the views from most of these viewpoints, and the likely effect of additional development on the landscape.

My overall conclusion is that not all the development the zone extension would permit is appropriate. The R14-16 areas are located on elevated landform units in an unprecedented manner that is inconsistent with existing landscape character of spaced individual dwellings on small rural holdings where a dominance of open space and productive pastoral or arable land use is maintained. It would be likely to result in multiple dwelling development being prominent on the elevated landforms. This is already beginning to occur with the terraced development in the existing zone spreading up the northern face of the main plateau.

There is potential for ridgeline and skyline effects. In views from the south, Millbrook development could potentially be seen beginning to creep over the ridge. At present no resort development is visible (or very minimally).

When viewed from the east, eg Tobins Track, the proposed extension and additional housing development would result in a sense of sprawl of development for some distance west of Arrowtown including on to higher altitude areas. From this perspective it is considered important to contain multiple housing development to the basin floor.

The built development also is very close to the significant local Malaghans Ridge landscape feature and somewhat diminishes its natural character, particularly in views from the Arrowtown end of Malaghans Road.

The proposed LP areas do not adequately contain the areas needing to be protected for their natural and pastoral character, landform values and natural skyline/ridgelines.

My opinion is that R14/15/16 are not appropriate areas for built development of the kind proposed. It is possible two or three private dwellings could be located on the elevated landforms, consistent with the existing settlement and land use pattern. The LP areas need to be adjusted to include all the areas important for natural and pastoral character, landform values, and natural open skylines/ridgelines. R13/17/18 need to be pulled back down off the scarp, to avoid prominence.

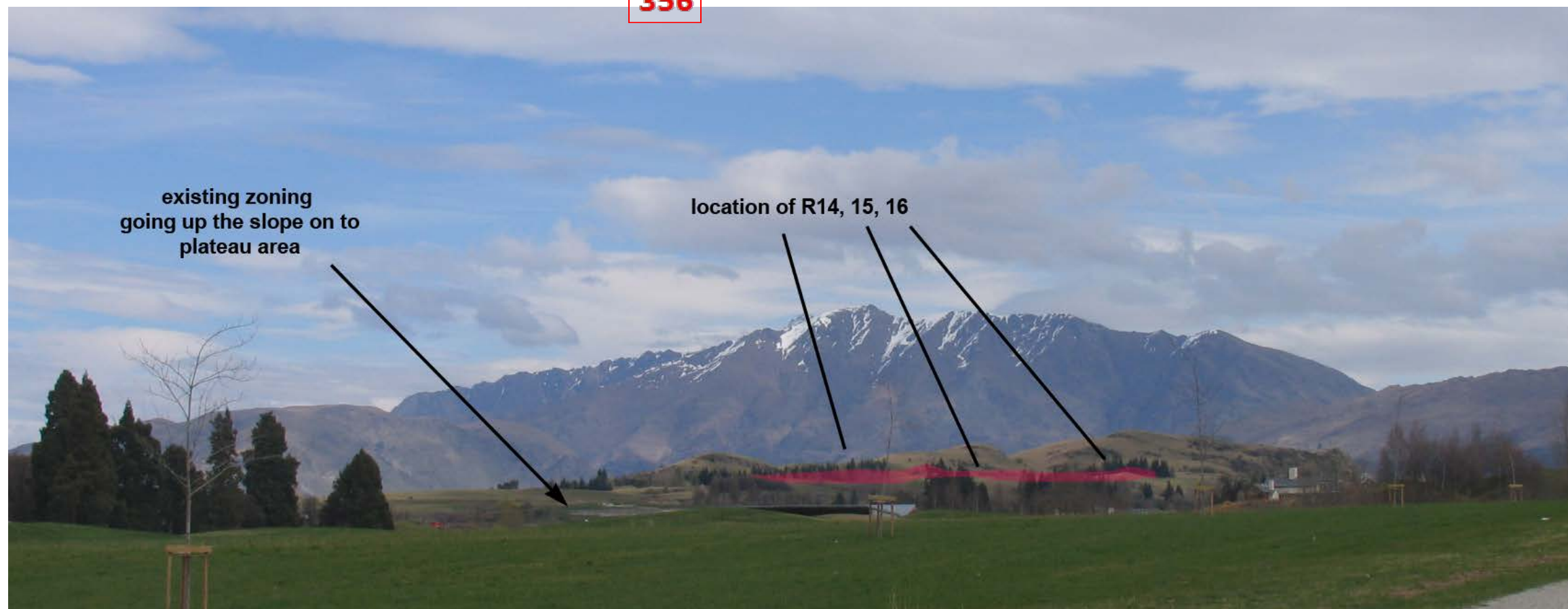
The proposed LP area and open space zone between Malaghans Road and Mill Brook is appropriate and will maintain a sense of open space. Golf course features should be subtle and underwhelming however. Open pastoral character, belts of trees and prominent wetland or riparian vegetation would be the most appropriate character.

Golf course elements are not considered appropriate on the upper landforms, adjacent to Lots 1 and 2 of Ayrburn Farm. This area too should be maintained in a state of open pastoral character with emergent wetland and riparian vegetation, and native shrublands on rougher areas. Maintenance of a clean grass sward free of woody weeds and punctuated by native shrublands and rock bluff areas will be necessary to maintain the legibility of Malaghans Ridge.

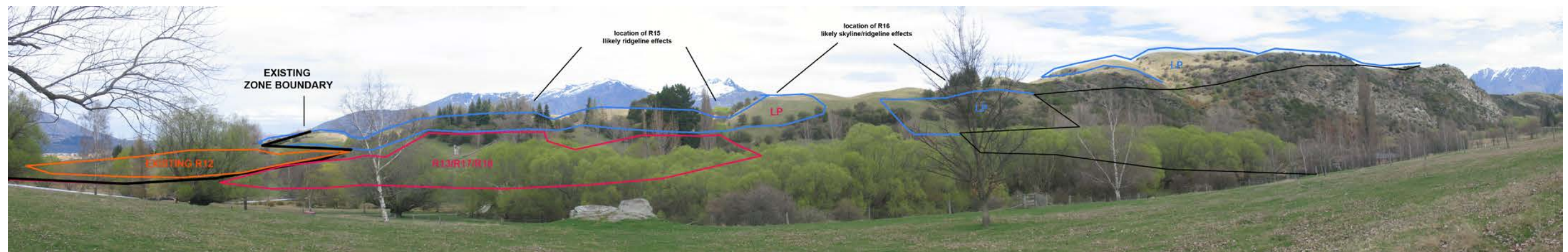
Anne Steven
Registered Landscape Architect
7 October 2015

**LANDSCAPE ANALYSIS
PROPOSED MILLBROOK RESORT EXPANSION (SPECIAL ZONE)**

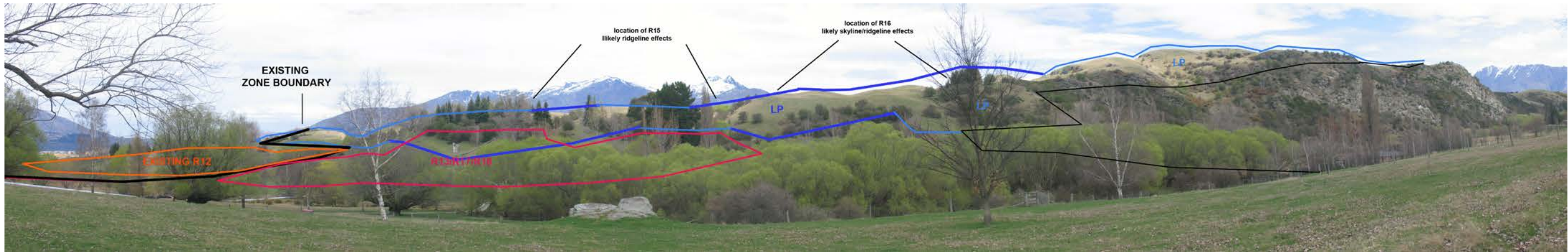
October 2015



View 1. From Arrowtown end of Malaghans Road – Malaghans Ridges is a prominent ridge and plateau areas are seen above the basin floor. Built Millbrook development is already escaping the containment of the basin floor, spreading up the northern face of the main plateau. Proposed zone extension includes three new areas of built development sited up on the upper plateau. This is considered inappropriate for the rural landscape, a more significant breach of containment and sprawl of housing across currently highly visible open pastoral rural landscape. Also too close to Malaghans Ridge, a significant natural feature within the VAL/RLC.



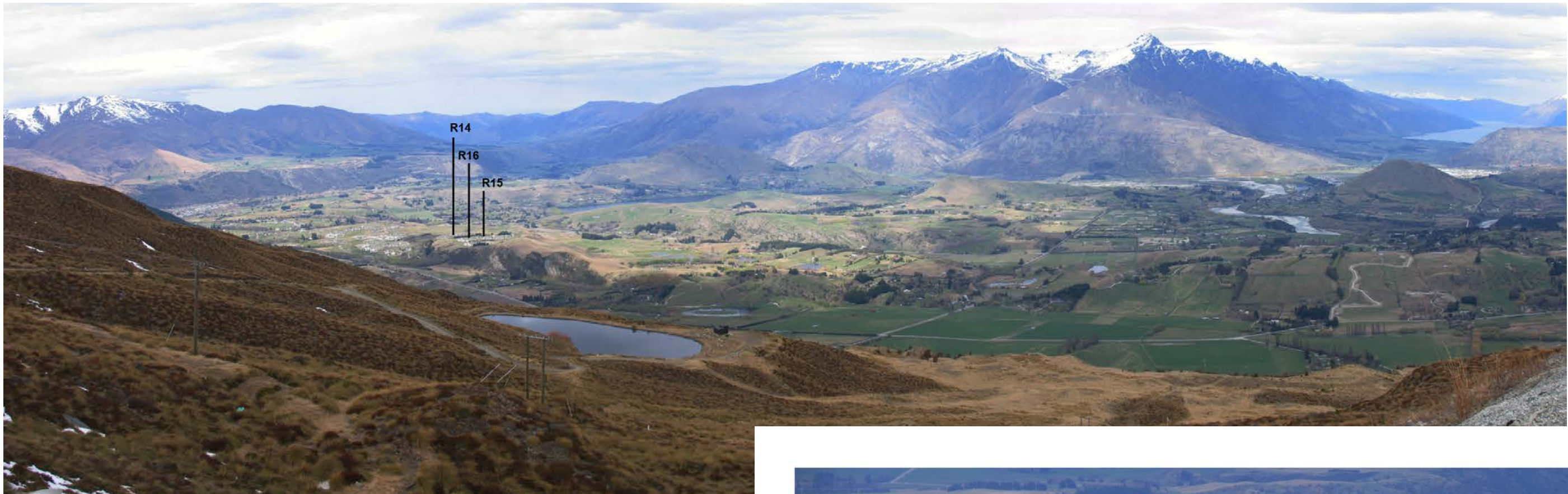
View 2a. From Malaghans Road looking across proposed zone extension area. Upper plateau and Malaghans Ridge are highly visible ridgeline and skyline elements. Lumpy topography and rock bluffs provide distinctive visual character and visual drama and interest, and important for level of naturalness (which is moderate). Proposed LP areas do not contain all the landscape necessary to protect including omitting sky line areas. R15 and R16 housing likely to break skyline/ridgeline. Not considered appropriate for built form to be seen up on top of this landform (not multiple dwellings anyway). R13/17/18 extend too far up the scarp area – should be better contained to the basin floor.



View 2b. Opinion on appropriate level of development – retract upper edge of R13/17/18; eliminate R15/16 from skyline; all of scarp and skyline/ridgeline (including necessary airspace behind To prevent buildings appearing on skyline) is within Landscape Protection Area

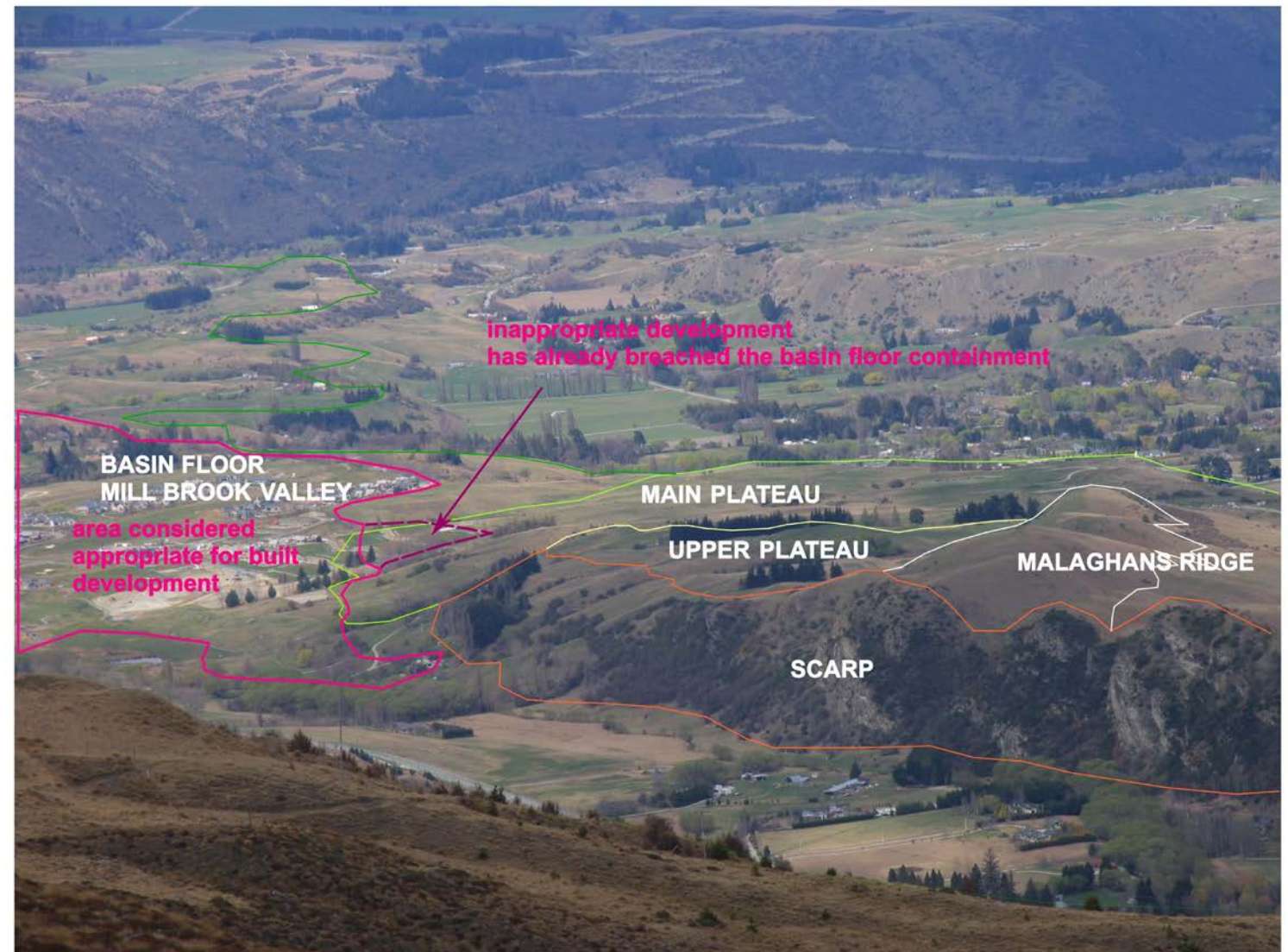
View 3. From junction of Skippers Canyon and Coronet Peak Roads. Clearly shows how R14/15/16 would breach the containment of the basin floor and occur in an unprecedented manner on higher and more prominent landform units. Built development of the type proposed is not considered appropriate on the upper and main plateau or extending up the scarp. R13/17/18 need to be retracted back into the basin floor/Mill Creek valley.





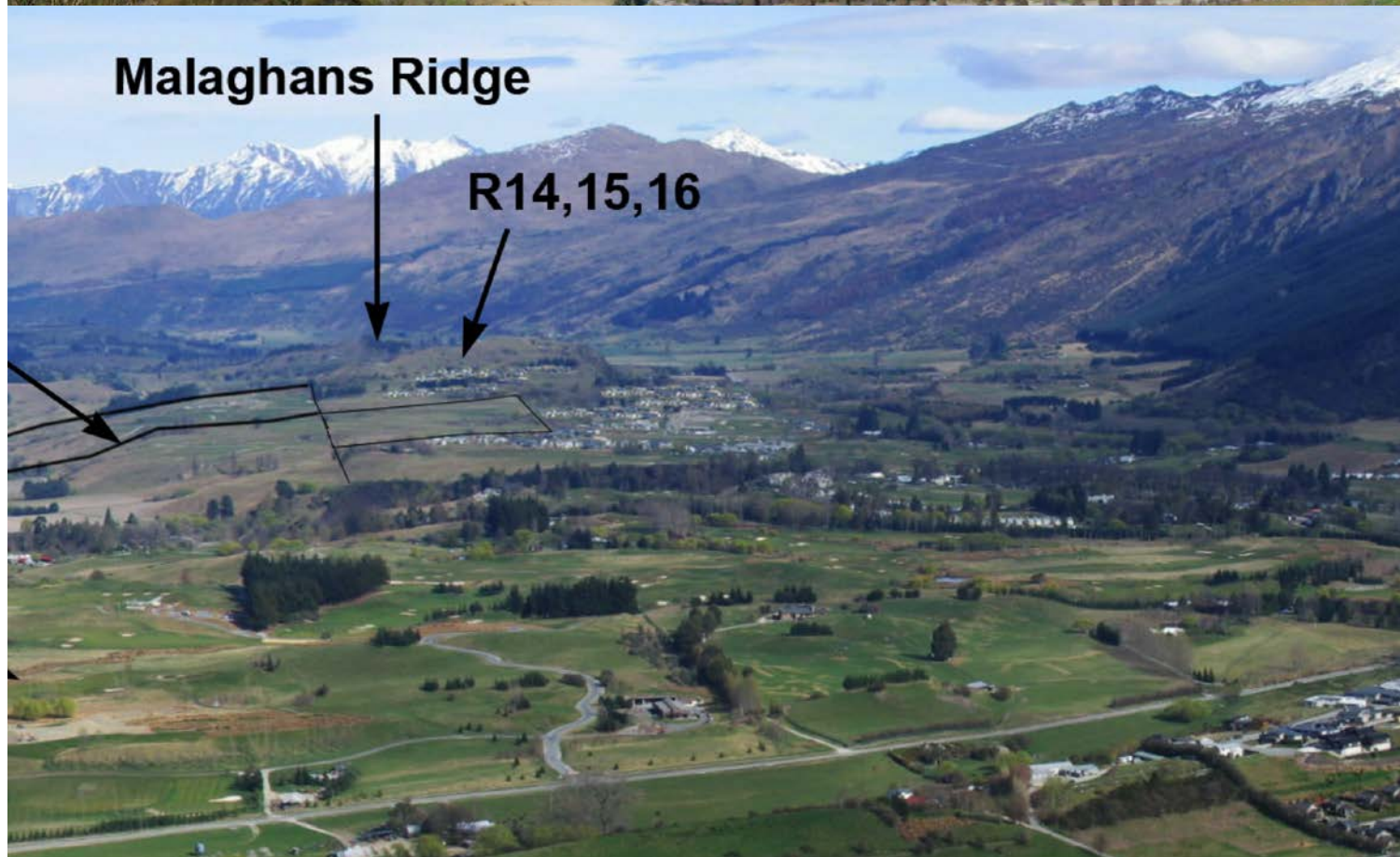
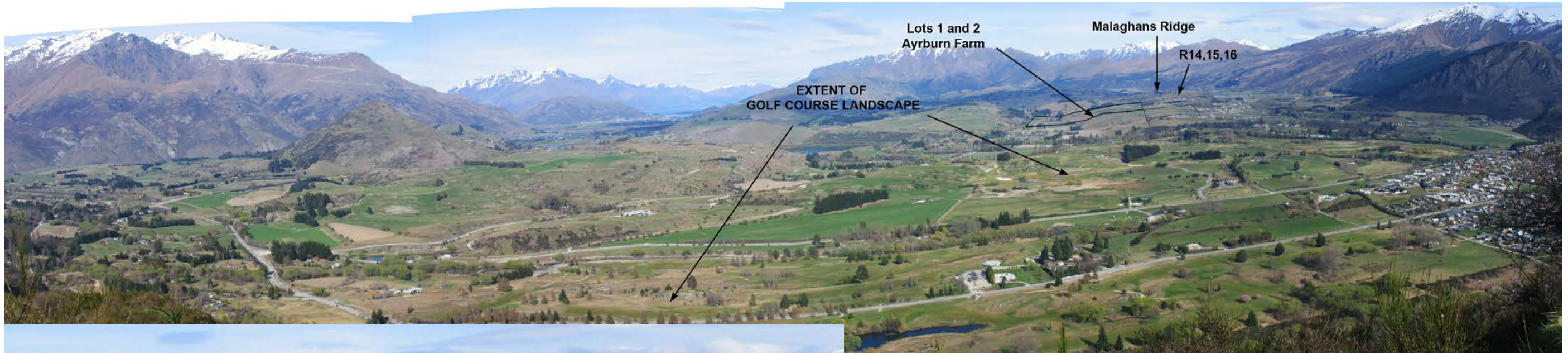
View 4. From the lower car park at Coronet Peak Ski Area Base Building. Built development would breach basin floor containment, occurring in unprecedented manner on elevated upper plateau landform. This is not considered appropriate and promotes a sprawl of development apparent from Arrowtown in a westward direction.

Zoom view of zone extension area to right shows extent of area considered appropriate for built development. It does not include the main and upper plateau areas or scarp areas. Two or three private house sites might be possible on the plateau areas in keeping with existing development patterns.





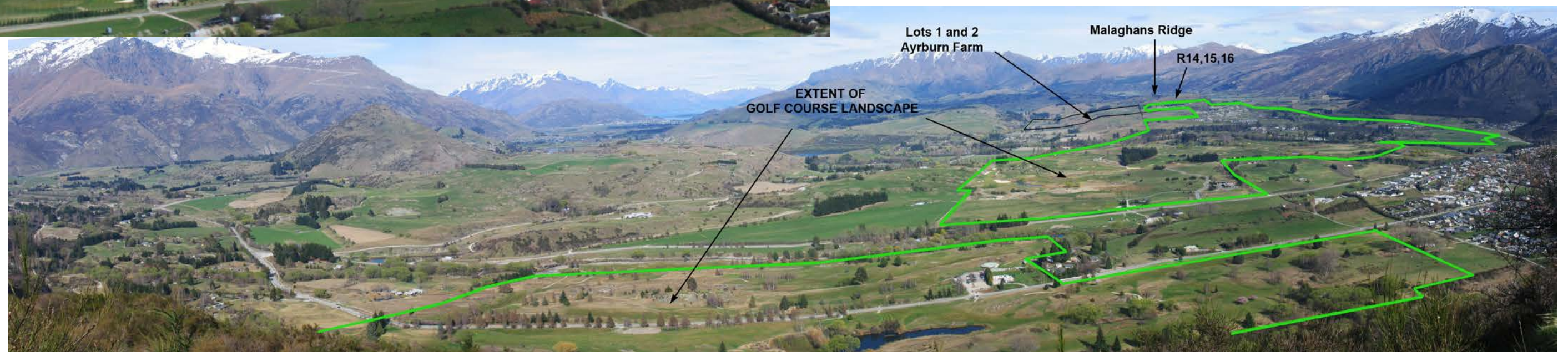
View 5. From Lake Hayes-Arrowtown Road. It is possible the R14-16 areas proposed could result in multiple dwellings being visible on the horizon, silhouetted against the mountain range backdrop. Tree planting on Lots 1 and 2 would have a screening effect for parts of this development. The occurrence of multiple building forms along the landform horizon is not considered appropriate, as it would appear too domesticated and built up for a rural environment and foreground to views of ONL. Millbrook Resort would be appearing to “spill over” into the lake Hayes catchment.

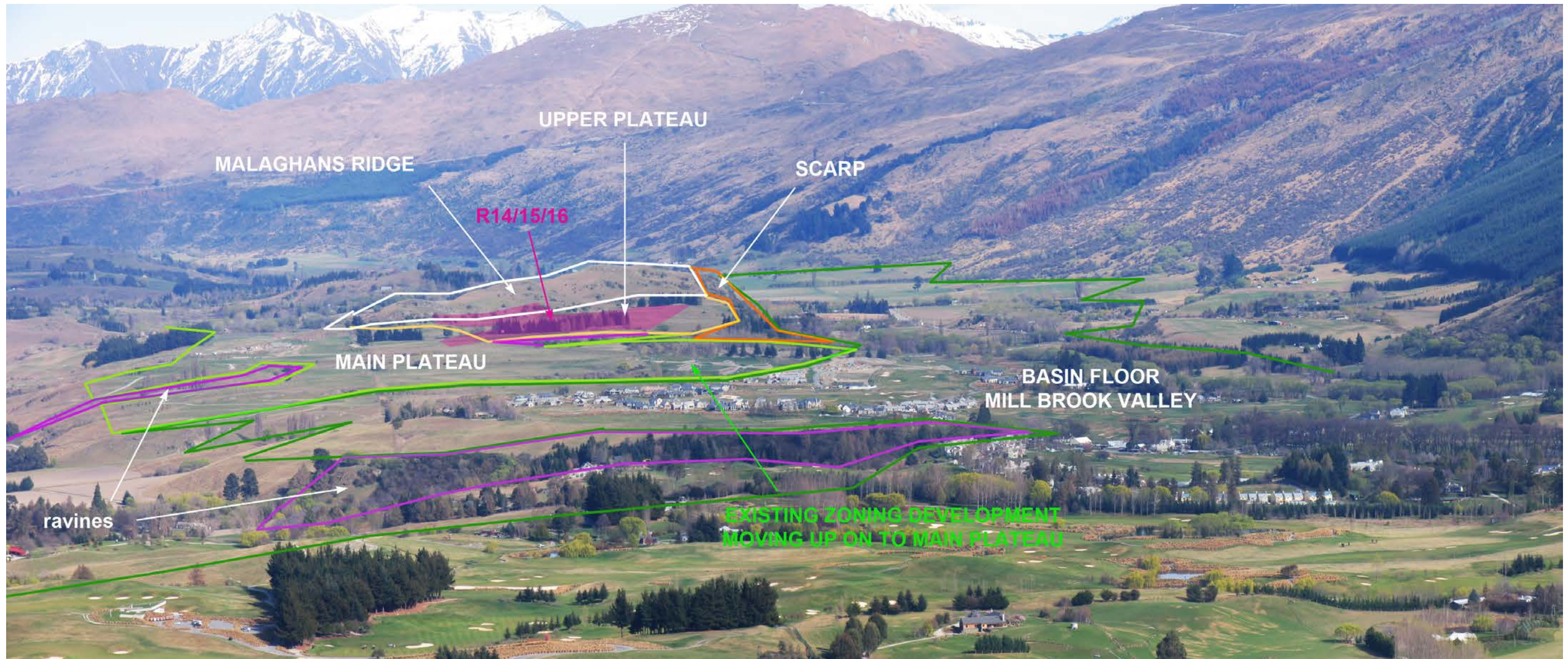


View 6. From Tobins Track Lookout; zoom of proposed extension area to left.

The image below shows extent of existing golf course development and landscape, and the proposed extension. This type of land use and landscape character covers a large part of the basin floor and the proposal is to increase this. It is becoming a dominant land use and is resulting in a decline in pastoral and natural character.

There is a significant sprawl of housing away from Arrowtown in a westerly direction, which will be exacerbated by the proposed extension. In particular it will be seen to spread up on to elevated landform units in an unprecedented manner. This is not considered appropriate with respect to protecting rural landscape character and landscape quality. Built development of the kind expressed in the resort should be restricted to and contained by the basin floor.





View 6. Landform units as viewed from top of Tobins Track, demonstrating breach of containment of development to the basin floor.



View 7. From the top of Feehlys Hill. A zoomed in view is to the right. Similarly this montage demonstrates that the proposed R14-16 housing breaches the containment effect of the basin floor and is inappropriately located on elevated landforms and in front of Malaghans Ridge, a significant local landform feature in the VAL/RLC.



