

**Before the Panel of Hearing Commissioners  
For the Queenstown Lakes Proposed District Plan**

In the Matter of                      the Resource Management Act 1991

And

In the Matter of                      the Queenstown Lakes Proposed District Plan  
**(Stage 2 – Hearing Stream 14)**

**Statement of Evidence of  
Yvonne Pflüger for Boxer Hill Trust  
(Submitter 2386)**

Dated: 15 June 2018

---

## Table of Contents

<b>INTRODUCTION .....</b>	<b>3</b>
Qualifications and Experience .....	3
<b>CODE OF CONDUCT .....</b>	<b>4</b>
<b>SCOPE OF EVIDENCE.....</b>	<b>4</b>
<b>DOCUMENTS REVIEWED .....</b>	<b>5</b>
<b>EXECUTIVE SUMMARY.....</b>	<b>6</b>
<b>EXISTING LANDSCAPE CHARACTER AND VALUES.....</b>	<b>8</b>
Site Context and Location .....	8
Site Description.....	9
Landscape Character Unit 24.....	10
<b>PROPOSAL DESCRIPTION.....</b>	<b>12</b>
<b>ASSESSMENT OF LANDSCAPE CHARACTER AND VISUAL EFFECTS</b>	
<b>.....</b>	<b>13</b>
Summary of Visual Effects .....	13
Landscape and Rural Character Effects.....	15
<b>STATUTORY ASSESSMENT .....</b>	<b>18</b>
<b>PROPOSED WBLP ZONE PROVISIONS .....</b>	<b>18</b>
Rules.....	22
<b>RESPONSE TO S42A REPORT AND FURTHER SUBMISSIONS.....</b>	<b>23</b>
<b>APPENDIX 1 – ARROWSOUTH DEVELOPMENT STRUCTURE PLAN.</b>	<b>26</b>
<b>APPENDIX 2 - ASSESSMENT METHODOLOGY .....</b>	<b>27</b>
<b>APPENDIX 3 – DETAILED ASSESSMENT OF VISIBILITY AND VISUAL</b>	
<b>EFFECTS OF PROPOSAL .....</b>	<b>30</b>
<b>APPENDIX 4 – GRAPHIC ATTACHMENT .....</b>	<b>35</b>

## INTRODUCTION

### Qualifications and Experience

1. My name is Yvonne Pflüger.
2. I am employed as a Senior Principal Landscape Planner for Boffa Miskell Limited (**BML**), an environmental consultancy specialising in planning, design and ecology. I have been employed at BML's Christchurch office for ten years and am a Principal in the company.
3. I hold a Masters degree in Landscape Planning from BOKU University, Vienna (Austria, 2001) and a Masters degree in Natural Resources Management and Ecological Engineering from Lincoln University (NZ, 2005). I am a Full Member of the Resource Management Law Association and a registered member of the New Zealand Institute of Landscape Architects, as well as a Certified Environmental Practitioner under the Environment Institute of Australia and New Zealand.
4. I have practised as a landscape planner for 17 years on a wide range of projects including environmental and visual effects assessments, nature conservation and river restoration, and recreation planning. As part of my professional career in Austria, I was a project co-ordinator for several projects funded by the European Union, which involved the preparation of management plans for designated protected areas.
5. During my time at BML I have played a key role in preparing several landscape studies for various territorial authorities throughout New Zealand's South Island, including studies for Banks Peninsula, the Southland Coast, the Te Anau Basin, which included the assessment of the landscape's capacity to absorb future development. I was the project manager and key author of the Canterbury Regional Landscape Study Review (2010) and Ashburton, Invercargill, Hurunui and Christchurch District landscape studies (2009-2015). The preparation of these studies involved evaluating landscape character and quality for the relevant regions or districts and advising councils on objectives and policies for the ongoing management of the landscape.
6. I have also prepared a large number of landscape and visual assessments for development projects of varying scales within sensitive environments,

including preparation of landscape evidence for council and Environment Court hearings. Relevant projects I have been involved in within the Queenstown Lakes District include Treble Cone gondola, Parkins Bay Resort and Golf Course, a number of gravel extraction operations, the Queenstown Airport runway extension and consent applications for private rural subdivisions.

7. I have also provided expert landscape and visual effects evidence at other hearing streams for the Queenstown Lakes Proposed District Plan (**PDP**), including Jacks Point, Glendhu Bay, Soho skifield and Amisfield winery.

### **CODE OF CONDUCT**

8. While this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note dated 1 December 2014. I agree to comply with this Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **SCOPE OF EVIDENCE**

9. I have been engaged by Boxer Hill Trust (**BHT**) to prepare evidence in respect of the proposed rezoning of an approximately 8.4 hectare parcel of land along McDonnell Road (**Site**). I understand that the Site is included in the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) in the notified PDP (Stage 2) and that BHT seeks it be included in the Wakatipu Basin Lifestyle Precinct (**WBLP**) instead.
10. I prepared the Assessment of Landscape and Visual Effects that<sup>1</sup> accompanied BHT's Stage 1 PDP submission in respect of the Site (Submission 443), and its Stage 2 Submission (Submission 2386).
11. This evidence relates to BHT's Stage 2 submission.
12. In summary, the Stage 2 submission seeks a WBLP zoning for the Site that would enable the creation of up to 8 lots at a one hectare average density,

---

<sup>1</sup> The Hills, Structure Plan Resort Zone for The Hills, Assessment of Landscape and Visual effects, dated October 2015, and The Hills, Resort Zone for The Hills, Assessment of Landscape and Visual effects, dated February 2018.

subject to a restricted discretionary subdivision consent being obtained to create the lots. BHT proposes a minimum lot size of 2500m<sup>2</sup>, as opposed to the notified 6000m<sup>2</sup> minimum lot size requirement, to enable a subdivision design that allows for a clustering of buildings and cohesive design of open spaces with a setback from the road that is consistent with the neighbouring Arrowtown Lifestyle Retirement Village.

13. In my evidence I will:
- (a) Describe the landscape characteristics of the Site and the wider area, including recent adjacent development (both consented and constructed);
  - (b) Provide an assessment of the landscape characteristics of the Site and comment on the description of the Landscape Character Unit (**LCU 24**) in Schedule 24.8 of the notified PDP, within which the Site is located.
  - (c) Briefly summarise the elements of the proposal relevant to my evidence, and outline my input into BHT's Submission for a WBLP zoning of the Site;
  - (d) Provide an assessment of the visual and landscape character effects associated with the proposed WBLP zoning of the Site;
  - (e) Respond to the Council's and any submitters' evidence and reports, as relevant; and
  - (f) Draw an overall conclusion regarding the anticipated landscape outcomes of the proposed WBLP zoning of the Site.

#### **DOCUMENTS REVIEWED**

14. In preparing this evidence I have reviewed the following documents and reports:
- (a) The Wakatipu Basin Land Use Study (**WBLUS**);
  - (b) Chapter 24 of the PDP (Stage 2), including Schedule 24.8;
  - (c) BHT's Stage 2 submission including the relevant accompanying expert reports;

- (d) Bridget Gilbert's evidence on behalf of QLDC, dated 28 May 2018;
- (e) Marcus Langman's evidence on behalf of QLDC, dated 30 May 2018 and his supplementary evidence dated 1 June 2018 in so far as they relate to BHT's submission; and
- (f) The evidence prepared for BHT in respect of its Stage 2 submissions (in draft), including in particular:
  - (i) the planning evidence by Mr Brown.

## EXECUTIVE SUMMARY

15. The proposal is to include an approximately 8.4 hectare area of land located on McDonnell Road within the WBLP Zone. Under the Operative District Plan, the zoning is Rural and in Stage 2 of the notified PDP it is identified as WBRAZ, despite its location within the Arrowtown South LCU (**LCU 24**), which is identified as having a "high" development capability rating and contains a number of recently approved or zoned residential developments, including the intensive retirement village development immediately adjacent to the Site.
16. The proposed WBLP zoning of the Site will enable the creation of up to 8 lots at an average one hectare density, subject to subdivision consent being obtained. BHT proposes a minimum lot size of 2500m<sup>2</sup> to enable a subdivision design that allows for a clustering of buildings and cohesive design of open spaces with a setback from the road that is consistent with the neighbouring retirement village.
17. The Site is contained on the outskirts of Arrowtown, within an environment that currently reads as predominantly rural but which is characterised by a mix of land uses comprising golf courses, the Arrowtown township, rural agricultural land and a mix of rural residential style developments. Immediately east of the Site is the Arrow South Special Zone which encompasses a 30 hectare area within part of which urban density residential development is enabled. This zone is located off the eastern side of McDonnell Road, below Advance Terrace and extends southwards approximately 1km, with part of the southern end of the development being directly opposite the Site. Immediately to the south of and adjacent to the Site is the recently consented retirement village which will provide 120

villas, 75 apartments and a 100 bed care home at urban densities. I have taken this context of future urban development adjacent to the Site into account in my assessment in terms of visual and landscape character effects.

18. The Site is relatively visually contained, due to its location close to areas with minor topographical variation and due to vegetation and shelterbelt planting which assists with curtailing and foreshortening views to the Site. Of the residential properties likely to be affected by future development of the Site under a WBLP zoning, I consider that those located off Centennial Avenue (Houses B and C shown in Figure 4 of my graphic attachment) to the east and north of the Site will receive moderate to low levels of visual effects. The extent of these effects will be somewhat dictated by the intervening vegetation, which, when in full leaf, may screen views to the Site entirely, resulting in no visual effect.
19. The proposed setback for buildings is equivalent to the setback that applies to the adjacent retirement village site and will enable a homogenous appearance to be achieved when viewed from McDonnell Road.
20. The proposal is to apply the average density requirements of the WBLP Zone to the Site. It is anticipated that all building locations will be identified at the time of subdivision and supplemented by a suite of measures addressing the building design (i.e. materials, colours) and landscaping requirements necessary to avoid the visual prominence of the buildings and to maintain landscape values. All buildings will be restricted to a maximum of 8m in height.
21. These controls, in my opinion, will avoid any potential further visual prominence.
22. Rural Residential development is not an uncharacteristic land use activity in the locality and other similar developments have or will likely (under recently confirmed zonings or consents) occur in the area, including on individual sites along McDonnell Road. While there will be a change in the landscape character of the Site if it is rezoned as sought, overall this type of landscape change is in character with the surrounding environment.

## EXISTING LANDSCAPE CHARACTER AND VALUES

### Site Context and Location

23. The Site is located on the south western side of Arrowtown Township, in the north eastern corner of Wakatipu Basin. The Site is part of a larger landholding which includes the Hills Golf Course. This larger landholding is a triangular shaped property encompassing approximately 190 hectares in total and extends between Arrowtown-Lake Hayes Road in the west to McDonnell Road in the east, and Hogans Gully Road in the south and contains the Hills Golf Course. The approximately 8.4ha site, where the WBLP is proposed that is the subject of this assessment is located in the south-eastern corner of the larger landholding, adjacent to McDonnell Road.
24. The topography surrounding the Site is varied and of high visual diversity. Arrowtown Township is contained to the east by the slopes of the Crown Range Terrace and to the north by Brow Peak/German Hill. The township is nestled below the slopes along the Arrow River, which enters the Wakatipu Basin at this point. The small-scale glacial landform of Feehly Hill, with its popular scenic reserve, lies to the north of the property, adjacent to the developed area of Arrowtown.
25. The Arrowtown escarpment extends along the township and along its southern part it forms the current urban boundary. This prominent landscape feature contains urban development along the northern 900 metres of McDonnell Road. Intensive development extends along the road and creates a strong residential character. South of this intensively developed section the road extends through a more rural landscape, with views to prominent dwellings within Arrowtown along the top edge of the escarpment. A number of individual buildings are located on the flats adjacent to McDonnell Road to the south.
26. A 2015 Environment Court decision approved a new zone known as Arrow South Special Zone that encompasses a 30 hectare area south of the existing township, and includes land which adjoins McDonnell Road (on its eastern side, below Advance Terrace) in the vicinity of the Site. Residential dwellings in the northern part of the Special Zone are provided for at urban densities consistent with the adjoining area of Arrowtown. The



Special Zone extends approximately 1km south from Arrowtown, with the southern end of the Zone being directly opposite the Site. In this southern part of the Zone residential development is provided for at rural residential densities. The Structure Plan for the Special Zone is **attached** as in **Appendix 1**.

27. I understand that subdivision consent has recently been obtained for the Residential Activity Area within the Arrow South Special Zone (shown in black in Appendix 1) to enable the creation of 20 residential lots. I understand that separate to this, up to 25 residential units can be established within the Rural Living Activity Area. Development of the Arrow South Special Zone will change the character and outlook of the landscape to the east of the Site.
28. In addition to the Arrow South Special Zone, the Arrowtown Lifestyle Retirement Village immediately adjacent to the Site on the south western boundary was recently consented under the special housing legislation. I understand that this consent enables a retirement village with 120 villas, 75 apartments and a 100 bed care home, at what will be effectively urban densities. This high-density development will change the rural character along this southern part of McDonnell Road to a more urban appearance.

### **Site Description**

29. The Site is an 8.4 hectare area of modified pastoral land, which is roughly rectangular in shape. The Site is bounded by McDonnell Road to the east and the consented retirement village to the south. The western boundary is formed by a sinuous track associated with the Hills Golf Course which extends further eastwards. The northern boundary is open, extending across a small paddock. The fence along McDonnell Road is post and wire.
30. The Site is broadly flat, and is currently predominantly used as a driving range for the adjacent Hills Golf Course. The Site is relatively open and retains a manicured appearance, with storage and maintenance sheds associated with the Golf Course being the only structures on the Site. In terms of vegetation, this is principally associated with the eastern boundary, adjacent to McDonnell Road, where a mix of semi-mature and mature deciduous conifers are evident. This vegetation, coupled with some

local cutting of the road adjacent to the Site, assists in controlling views towards the Site from the road.

31. The Site adjoins the Hills Golf Course on its northern and western boundaries. The Hills Golf Course contains varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. The setting is of high aesthetic quality and designed and maintained to the highest standards. While significant earthworks have occurred as part of the establishment of the Golf Course, the appearance of the property provides a high level of visual amenity for Arrowtown residences located along the western escarpment of the township (Cotter Ave and Advance Terrace).
32. The Hills Golf Course also contains a number of existing dwellings on the south-western and eastern sides of the property. These buildings are predominantly set within well-established clusters of vegetation and are difficult, if not impossible to see from outside the Golf Course.

#### **Landscape Character Unit 24**

33. The Site contains flat modified pasture occupied by a golf driving range and therefore exhibits distinctively different landscape characteristics to the remainder of the Hills Golf Course which has more undulating terrain and more visual diversity.
34. This difference in landform is acknowledged in the landscape character descriptions contained in notified Chapter 24 of the PDP, specifically in Schedule 24.8 which sets out a description of the landscape character of identified landscape units within the Wakatipu Basin.
35. Landscape Character Unit (**LCU**) 24 addresses “Arrowtown South” which is the area to the south of Arrowtown and includes the Site as well as the remainder of the flat to gently rolling land on the south side of Arrowtown and the steep escarpment that currently defines the south-western edge of the town. I note that the Site falls into the same LCU as the Arrow South Special Zone and the consented retirement village described above, while the Hills Golf Course is identified as a separate character unit (LCU 22). The delineation of LCU 24 responds to variation in landscape character between the flat land adjacent to McDonnell Road and the remainder of the

more undulating Hills Golf Course, which I consider is an appropriate response to land form/ terrain and land cover/ openness.

36. The notified description of LCU 24 is as follows:

*“The Arrowtown South Structure Plan (or Special Zone) area anticipates a reasonably spacious patterning of rural residential development together with extensive riparian and escarpment restoration, pastoral areas and a landscape framework throughout the south western edges of Arrowtown to create an attractive edge to the settlement in conjunction with the adjacent golf courses and roads. NB the consented but unbuilt building platforms for the Arrowtown South SP do not appear on Council's mapping data. It would appear there are a total of 14 consented but unbuilt platforms between McDonnell Road and Centennial Avenue.*

*The Arrowtown Lifestyle Retirement Village SHA anticipates an urban patterning of buildings ranging from one storey units along the McDonnell Road edge to three storey buildings in the central western margins of the area. Typical lot sizes:*

- Predominantly 4-10ha.*
- Some larger lots 10-20ha.”*

37. I consider the description of the landscape character area contained in notified LCU 24 is generally accurate in terms of the anticipated visual effects of consented development in the area, which, once established lead to a transition from rural to urban landscape character along the southern part of McDonnell Road. I note, however, that development within the Arrow South Special Zone of up to 45 dwellings will lead a blurring/ extension of the urban growth boundary along McDonnell Road.
38. Similar to the description of the settlement pattern, the notified description of LCU 24 recognises the already consented development in the area<sup>2</sup>, which will lead to a substantial change to the existing rural landscape character.

---

<sup>2</sup> In relation to views to the character unit the notified landscape description states the following:  
*The outlooks from McDonnell Road, Centennial Avenue and the western margins of Arrowtown comprise a golf course and rural residential landscape on the edge of Arrowtown. The relatively wild and unkempt escarpment forms a prominent element in views from McDonnell Road. The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location).*

39. In terms of visibility, notified LCU 24 describes the area as visible from the elevated streets along the western edge of Arrowtown, stating that the relatively close proximity and (reasonably) similar elevation means that the unit is prominent in the outlook. I consider this description is somewhat incorrect as the Arrowtown escarpment is elevated in comparison to McDonnell Road. While the area is visible from other more distant elevated viewpoints, notified LCU correctly states that the diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the Unit within the wider panorama reduces the Unit's prominence.

## PROPOSAL DESCRIPTION

40. In summary, the proposal is to include the approximately 8.4 hectare Site within the WBLP. The Site is zoned WBRAZ in notified Chapter 24 of the PDP. The WBLP zoning would, subject to subdivision consent being obtained as a restricted discretionary activity, enable the creation of up to 8 lots at 1 hectare average density.
41. BHT seeks an amendment to the density control, to allow a 2500m<sup>2</sup> minimum lot size, instead of the notified 6000m<sup>2</sup> minimum.
42. In addition, BHT is requesting that dwellings of up to 8m in height (instead of the notified 6m height limit) be provided for as controlled activities, subject to the design requirements in the Chapter 24 of the PDP relating to building materials and colours, size, and setbacks.
43. The notified WBLP requires that buildings be set back 75m from roads. However, for this Site, BHT seeks a setback that is comparable to the minimum setback of 14 metres<sup>3</sup> that applies in the adjacent retirement village, which I understand comprises a landscaped setback with planting and walkways.
44. I address the appropriateness of these amendments later in my evidence.

---

<sup>3</sup> The consent application states the following:

"A non-complying activity resource consent pursuant to *Rule (vi), Zone Standard ii Setbacks from Roads*, as the villas proposed along McDonnell Road will be located inside the specified 20m setback. Villas will be located up to 3m inside this setback distance with an additional 3m intrusion if a conservatory is added to an individual villa."

45. Overall, I consider that a WBLP zoning of the Site as sought by BHT will continue the existing and/or consented settlement pattern in the area.

### **ASSESSMENT OF LANDSCAPE CHARACTER AND VISUAL EFFECTS**

46. In this section of my evidence I address the potential landscape character and visual effects of development under the proposed WBLP zoning of the Site. My assessment is based on the detailed analysis of potential visibility from public and private places contained in my landscape assessment that accompanied BHT's Stage 2 submission. Rather than repeat that detailed analysis here I have provided a summary in the document **attached** as **Appendix 3**. In the document **attached** as **Appendix 2**, I detail the methodology that I applied to the assessment contained in Appendix 3.

#### **Summary of Visual Effects**

47. Visual effects take into account the visibility of future development on the Site under a WBLP zoning, as well as the population likely to visually experience the development. To assist with determining the visibility of the Site, I took a series of landscape context photographs from areas publicly accessible, such as roads. The photographs were taken during winter, when deciduous trees are not in leaf, therefore maximising the Site's visibility. The photographs are contained within the Graphic Supplement which is **attached** as **Appendix 4**.
48. I assessed two representative elevated viewpoints around Arrowtown (Feehly Hill and top of Tobins Track on Crown Terrace) and made assumptions about visibility from private properties based on an assessment from nearby public viewpoints, such as roads. There are a number of houses located within proximity of the Site. These houses are referenced by letters on **Figure 4** of the Graphic Supplement at Appendix 4 and visibility of the Site from these private viewpoints is outlined in detail in **Appendix 3**. These include a residence to the immediate east of the Site across McDonnell Road (House A), and those located off Cotter Avenue, Advance Terrace and Centennial Avenue (Houses B, C, D, E, and F).
49. My detailed visibility analysis in **Appendix 3** is primarily based on the site visit that I carried out on 7 October 2015 and 29 November 2017. The analysis is also informed by the mapping of the Zone of Visual Influence (**ZVI**), undertaken by Richard Tyler of Site Landscape Architects (see

Figure 8 of my graphic attachment). The ZVI was prepared showing visibility from numerous public viewpoints surrounding the Site, including an analysis of visibility of the activity areas into categories (high, moderate, low, no visibility).

50. While the majority of the Site is currently reasonably contained by vegetation when viewed from McDonnell Road, other parts will be visible from different viewpoints, including elevated views from the western edge of Arrowtown.
51. Based on my visibility analysis, I consider that visual effects are reasonably contained to near distance area. I reach this conclusion due to the Site's relatively confined setting, on flat land close to the undulating terrain associated with the Hills Golf Course, and existing vegetation which assists to partially screen views to the Site along short sections of McDonnell Road.
52. In some long distance views, such as those from Tobins Track and glimpse views from Cotter Avenue, distance and intervening vegetation, along with topographical variation assist in reducing visibility further. From elevated viewpoints the adjacent retirement village will form a densely developed landscape context of urban appearance and character.
53. Because potential views to the Site from McDonnell Road are limited and transitory, I consider that the visual effects of the proposed development from this road will be moderate to low along a short section to the north-east of the Site where vegetation has not yet matured (as shown on Site Context Photograph 2/ Figure 5 of my graphic attachment). I consider that with the proposed building setback, planting could be implemented along McDonnell Road that would provide for a homogenous appearance and edge treatment to that of the adjacent retirement village. I understand that the planting of the Site will be one of the matters of discretion for obtaining resource consent for buildings on the Site, which I consider is appropriate.
54. Of the residential properties likely to have views to the Site, I consider that those located off Centennial Avenue (Houses B and C identified in the graphic attachment in Appendix 4) to the east and north of the Site will receive moderate to low levels of visual effects. The extent of these effects will be dictated by the intervening vegetation, which, when in full leaf, may

result in no visual effect. There will be visual effects received from the new houses constructed within the Arrow South Special Zone immediately east of the Site (surrounding House A), however the extent of these effects will depend on the amount of planting undertaken on the Site, between the future dwellings and McDonnell Road.

55. While longer distance views of the Site can be obtained, from parts of Arrowtown (Feehly Hill) and from Tobins Track, which are approximately 2km and 1.5km away respectively, from these viewpoints the Site will appear as a small component of the overall panorama and will be seen as part of the broader rural-residential landscape. The Site will also be seen in the context of the adjacent retirement village development.

### **Landscape and Rural Character Effects**

56. In general terms, landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the unique sense of place of different areas of the landscape. My analysis of landscape character effects below is based on judgments about sensitivity of aspects most likely to be affected by development of the Site under the proposed WBLP zoning. These aspects cover natural and cultural factors, quality/condition of the landscape and aesthetic factors.
57. The Site is contained on the outskirts of Arrowtown, within a wider environment that is characterised by a mix of land uses, comprising golf courses, the Arrowtown township, rural agricultural land and a mix of rural residential style developments. There are numerous roads that traverse this area, all of which retain relatively high levels of amenity. The landscape is gently undulating, accentuated by pockets and stands of vegetation. The topography and vegetation assist in controlling views throughout this landscape.
58. The broader landscape character is also under transition, where new developments are further changing the characteristics of this landscape. This includes the recently consented retirement village immediately to the south of the Site and future residential development within the Arrow South Special Zone the east of the Site and McDonnell Road.

59. The Site presently retains characteristics associated with the Hills Golf Course, due to its manicured appearance and the golf driving range on the Site, and the two sites they are generally perceived together, due to their proximity to one another. While the landscape of the Golf Course and the Site is aesthetically pleasant and well maintained, the landform and vegetation within the Site are of a low naturalness. The openness of the Site is generally aligned with rural landscapes, but the character differs from that of rural land with productive land uses.
60. Based on the underlying landscape character of the area, and noting the broader landscape characteristics, I consider that the Site has several attributes that make a WBLP zoning appropriate from a landscape and rural character perspective, namely:
- (a) The Site, as outlined above, lies on the outskirts of Arrowtown, within a landscape where currently there is a mix of residential and other rural-related activities, such as golf courses;
  - (b) The Site, whilst different in topography to the rest of the Hill Golf Course, retains characteristics associated with the Golf Course and development of houses on this land would not be unusual or out of context as houses already exist within the Golf Course and are found on the more densely utilised land is for the adjacent retirement village;
  - (c) The Site is relatively visually contained, due to its location close to areas with minor topographical variation and due to vegetation and shelterbelt planting which assists with curtailment and foreshortening views;
  - (d) The proposed setbacks from McDonnell Road for future buildings will assist in ensuring that the future development is appropriately set back from the road which is the primary viewpoint to the Site. This setback will provide an opportunity for tree and shrub planting which will assist in softening future built form. This, along with the design measures that are proposed to apply in the WBLP will assist to absorb the future development into its landscape setting;
  - (e) Rural residential subdivision of the type that would be enabled by a WBLP zoning is not an uncharacteristic land use activity in the



locality given the zoned and consented rural residential activity along McDonnell Road (including the Arrow South Special Zone opposite the Site); The proposed WBLP zoning will continue the existing/ consented settlement pattern in the area; and

- (f) Construction of the retirement village has commenced on the land immediately south of and adjacent to the Site. The development will consist of 120 villas, 75 apartments and a 100 bed care home and will introduce an element of urbanisation to the immediate area changing the existing rural character along the southern part of McDonnell Road. The consented retirement village on the southern boundary of the Site will change the existing landscape character effectively to urban densities and layout. Furthermore, future development within the Arrow South Special Zone will further change the character of the landscape, promoting greater levels of residential development along McDonnell Road.

61. As described in notified Chapter 24 of the PDP (p 24-75) the existing land use within LCU 24 (Arrowtown South) is dominated by the Hills Golf Course, rural residential activities (including within the Arrow South Special Zone) and the retirement village (Arrowtown Lifestyle Retirement Village). The description of the LCU in the notified Chapter 24 acknowledges the following in relation to the outlook from McDonnell Road, Centennial Avenue and the western margins of Arrowtown:

*“The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location)”.*<sup>4</sup>

I agree with this statement.

62. I consider that the location of the proposed Site on flat land, adjacent to the Hills Golf Course, coupled with an appropriate building set back requirement that is equivalent to the adjacent retirement village development, will ensure that future WBLP development, which will be of low density with an average 1ha lot size, can be visually integrated into the

---

<sup>4</sup> Pages 24-76

landscape without detracting from the overall quality of the outlook from the roads. I consider that the Site is located within a visually confined area, where adjacent development, existing vegetation and topographical variation positively contribute to the ability of the Site to absorb change without degrading the surrounding landscape characteristics.

63. Accordingly, I consider that development that would be enabled under a WBLP zoning of the Site is appropriate and acceptable in this LCU location.
64. I consider that cumulatively, the development of the Site under a WBLP zoning will build upon the existing and emerging character of the area. Whilst there will be some cumulative effects, I consider that these will be localised and will not be significant. Although further residential development will be apparent, the 1ha average density lot sizes, coupled with the building setback proposed to apply to the Site is in character with development adjacent to and within close proximity to the Site. I consider that a WBLP zoning of the Site will ensure a less intensively developed rural residential area which will act as a buffer between the Arrowtown urban boundary and the urban density of the retirement village to the immediate south.

### **STATUTORY ASSESSMENT**

65. There are no outstanding natural landscapes or features within or close to the Site. Therefore, there are no matters of national importance under Section 6(b) of the Resource Management Act 1991 (**RMA**) relevant to this assessment. I discuss Section 7 matters below within the assessment against the provisions of the proposed WBLP.

### **PROPOSED WBLP ZONE PROVISIONS**

66. QLDC has notified a new chapter – Chapter 24 – which is proposed to apply to the rural areas of the Wakatipu Basin. The chapter introduces a new Zone, the WBRAZ. Parts of the WBRAZ are proposed to be included with a precinct overlay – the WBLP. Chapter 24 includes new objectives and policies that are proposed to apply in the WBRAZ and/or the WBLP (24.2). The objectives and related policies under 24.2.1 and 24.2.5 are the most relevant to my assessment and are discussed below.

*24.2.1 Objective - landscape and visual amenity values are protected, maintained and enhanced.*

*Policies*

*24.2.1.1 Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.*

*24.2.1.2 Ensure subdivision and developments are designed (including accessways, services, utilities and building platforms) to minimise modification to the landform, and maintain and enhance the landscape character and visual amenity values of the Zone.*

*24.2.1.3 Ensure that subdivision and development maintains and enhances the Wakatipu Basin landscape character and visual amenity values identified for the landscape character units as described in Schedule 24.8.*

*24.2.1.4 Maintain and enhance the landscape character and visual amenity values associated with the Zone and Precinct and surrounding landscape context by controlling the colour, scale, form, coverage, location (including setbacks from boundaries and from Identified Landscape Features) and height of buildings and associated infrastructure, vegetation and landscape elements.*

*24.2.1.5 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of Identified Landscape Features.*

*24.2.1.6 Ensure non-residential activities avoid adverse effects on the landscape character and visual amenity values.*

*24.2.1.7 Control earthworks and vegetation clearance so as to minimise adverse changes to the landscape character and visual amenity values.*

*24.2.1.8 Ensure land use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.*

*24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.*

*24.2.1.10 Facilitate the provision of walkway, cycleway and bridle path networks.*

*24.2.1.11 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or the night sky.*

*24.2.1.12 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.*

67. The Site is included in the WBRAZ in the notified PDP. Under the WBRAZ zone subdivision size of 80ha is provided for as a restricted discretionary activity. Subdivision that creates lots less than 80ha is a non-complying activity. The Site is only 8.4ha in size, which size is generally consistent with other properties along McDonnell Road, but is not consistent with the minimum lot sizes in the notified WBRAZ zoning of the Site. In my opinion, the existing and future landscape character of LCU 24, within which the

Site is located, does not provide the rural attributes that would be expected within the WBRAZ. While the Site contributes to the amenity that can be experienced from views across parts of the Hills Golf Course, I consider that the Site could readily absorb eight dwellings that would be enabled under a WBLP zoning, particularly given the adjacent land uses and development (noting again the immediately adjacent retirement village in particular).

68. The description of LCU 24 (Arrowtown South) in notified Schedule 24.8 states that the capacity of the LCU to absorb additional development is high. Given the flat landform, I assume that this assessment is based on the high level of development that has already been consented or otherwise approved in this area. In light of the consented retirement village, with its high-density built development, I consider that the Site can readily absorb residential development at a density of 1 dwelling per ha, as would be enabled under a WBLP Zoning.
69. No ONF/Ls are identified in the vicinity of the Site and the low density proposed for the Site would continue to allow for views out to the distant mountain ranges from the Site and neighbouring properties.
70. The policies in relation to lighting are not considered applicable due to the intensive development and associated lighting in immediate vicinity of the Site. Neither do policies relating to walkways or tangata whenua apply to this specific site.

*24.2.5 Objective - The landscape character and visual amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.*

*Objective 24.2.5 and related policies apply to the Precinct only.*

*Policies*

*24.2.5.1 Provide for rural residential subdivision, use and development only where it protects, maintains or enhances the landscape character and visual amenity values as described within the landscape character unit as defined in Schedule 24.8.*

*24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.*

*24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.*

*24.2.5.4 Implement minimum and average lot size standards in conjunction with building coverage and height standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.*

*24.2.5.5 Maintain and enhance a distinct and visible edge between the Precinct and the Zone.*

*24.2.5.6 Retain vegetation where this contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.*

71. As outlined above, in my opinion the Site is suitable for rural residential development as would be enabled under a WBLP zoning which is largely recognised in the notified LCU description of LCU 24 in Schedule 24.8 of the PDP. I note that through the restricted discretionary activity status for subdivision the Council has the ability to control planting and earth mounding around buildings to ensure that a homogenous design which I consider is appropriate.
72. I consider that a minimum lot size of 2500m<sup>2</sup> for the Site, as sought by BHT in its submission, is appropriate, given the neighbouring high density development (i.e. the retirement village), and to enable more creative and sensitive subdivision design. Under the WPLP zoning sought by BHT, an average density of 1ha would be achieved, but the smaller minimum lot size enables a clustered approach to subdivision layout, which avoids lots with equal spacing of buildings, while maintaining open space that could be managed jointly under a comprehensive design.
73. BHT seeks that future buildings be setback from the road by a distance that is comparable to the setbacks that apply to the adjacent retirement village equivalent. I understand this setback is 14m from McDonnell Road. I consider this setback, rather than the notified 75m setback, is appropriate and would enable the homogenous treatment of the edges of the Site and the retirement village and would, in my view, be more appropriate than a variation in setbacks from the road boundary.
74. The landscape in which the Site is located retains high landscape and visual values. In my opinion, the proposal will change, but not erode these values.

## Rules

75. I have undertaken a review of the WBLP rules proposed to apply to the Site. I understand that some amendments to the rules are requested as part of BHT's submission. I consider that appropriate landscape outcomes can be achieved, and any potential effects can be adequately addressed, by applying these rules to the Site.
76. From a landscape/ visual perspective the key changes sought by BHT to the QLDC notified WBLP rules are:
- (a) Minimum lot size 2500m<sup>2</sup> instead of 6000m<sup>2</sup>, while maintaining a 1ha average;
  - (b) Height limit of buildings 8m instead of 6m; and
  - (c) Setback from Mc Donnell Road at 14m, which is equivalent to the adjacent retirement village, instead of 75m.
77. Below I provide an analysis of how appropriate landscape outcomes will be ensured through the amended rules that BHT seeks to apply to the Site under a WBLP zoning.
78. Under BHT's proposed zoning, development of the Site will adhere to the average density requirements of the WBLP Zone, subject to the amendments to the WBLP provisions sought in the submission. As noted above, while the submission does not seek to alter the 1ha average density requirements, a minimum lot size of 2500m<sup>2</sup> instead of 6000m<sup>2</sup> is proposed by BHT in order to enable more flexibility in the design of subdivision layouts with clustering of buildings in locations that can absorb change. It is anticipated that building platforms will be identified at the time of subdivision and that the subsequent construction of buildings will be a controlled activity. At this point a suite of design measures (i.e. materials, colours) and landscaping requirements will also be considered to avoid the visual prominence of the built form and to maintain landscape values.
79. BHT proposes that buildings up to 8 metres in height will be provided for, instead of the notified 6m height limit, enabling two storey buildings with a pitched roof.

80. In my view, buildings of 8m in height will be in character with other existing rural residential buildings established over the past decades, since I understand that an 8m height limit was generally applied in the rural zone. The WBLP zoning of the Site will build upon the existing character of subdivision in the area, notably the Arrow South Special Zone to the immediate east of the Site and the adjacent retirement village, where three storey buildings (11 metres for apartments and care home) are proposed amongst the up to 6 metre high villas.
81. While the notified WBLP rules also include a requirement to provide a building setback of 75m depth along the Site's McDonnell Road boundary, BHT proposes a setback that is equivalent to the adjacent retirement village in order to provide for a similar appearance of the road corridor with the opportunity to integrate planting along the road to reduce visual prominence of buildings. In my view, and as already noted, it is appropriate to provide for a consistent setback and edge treatment along this part of McDonnell Road to achieve homogenous design outcomes.
82. I consider that taken together, these measures will ensure appropriate landscape outcomes will be achieved for the Site under a WBLP zoning, and that potential adverse effects will be avoided for the Site and the wider area.

#### **RESPONSE TO S42A REPORT AND FURTHER SUBMISSIONS**

83. I have reviewed the evidence by Ms Gilbert and Mr Langman, on behalf of QLDC respectively dated 28 and 30 May 2018, and Mr Langman's supplementary evidence dated on 1 June 2018 in response to the Boxer Hill Trust submission (2386). I note that Ms Gilbert stated in relation to LCU 24 in her paragraph 61.7 that no landscape evidence is provided in relation to submissions within this LCU, as "*the QLDC position derives from other planning considerations*". I therefore have nothing to add to my evidence in response to her statement. In relation to Mr Langman's evidence I have the following observations:
84. I understand that the retention of the WBRAZ over the Boxer Hill Site as part of LCU 24 is a 'placeholder' to keep the land available for future urban greenfield development (see his evidence in chief para 62.4 - 62.5). In my view, the proposed WBLP zoning of the Site is appropriate in this location,

as the landscape can accommodate change without adversely affecting the existing landscape characteristics and levels of amenity. However, I agree that the Site would be suitable for future urban development associated with an expansion of Arrowtown into LCU 24. The landscape character and amenity effects would differ between these two outcomes, with a highly modified urban outlook for Arrowtown residents along the escarpment, should dense urban development be pursued in this area. With urban development that does not allow for the provision of open space as envisaged under the proposed WBLP, the openness of the Site would be reduced significantly. While development enabled under the proposed WBLP zoning would mean that the land will become more domesticated in character, the amenity provided within the Site would be more closely aligned to the existing character than what would be anticipated under a future urban zoning.

85. Currently, there are very few houses located off McDonnell Road south of the urban limits of Arrowtown. However, the introduction of the houses in the Arrow South Special Zone will change the character of this part of the Wakatipu Basin, as will development of the retirement village to the immediate south of the Site. I acknowledge that there is a finite capacity for new development, and that the underlying landscape quality and characteristics are important factors when considering new development. I note that in this instance, development enabled by a WBLP zoning of the Site will be seen in conjunction with residential development in the Arrow South Special Zone as well as dwellings within Arrowtown on the escarpment, (i.e. off Centennial Avenue). Additionally, future development on the Site will be viewed in conjunction with the adjacent retirement village.
86. For the proposed WBLP the Site has been carefully chosen, and the proposed building setback and potential future landscaping that may be required when consent is sought to develop the Site recognises the importance of and respects the landscape character and visual amenity from public places (notably roads).
87. In my view, the proposed WBLP rules that will apply to the Site will ensure that the current high amenity and landscape characteristics are maintained. Although there will be a change in land use, the WBLP zoning will, in my



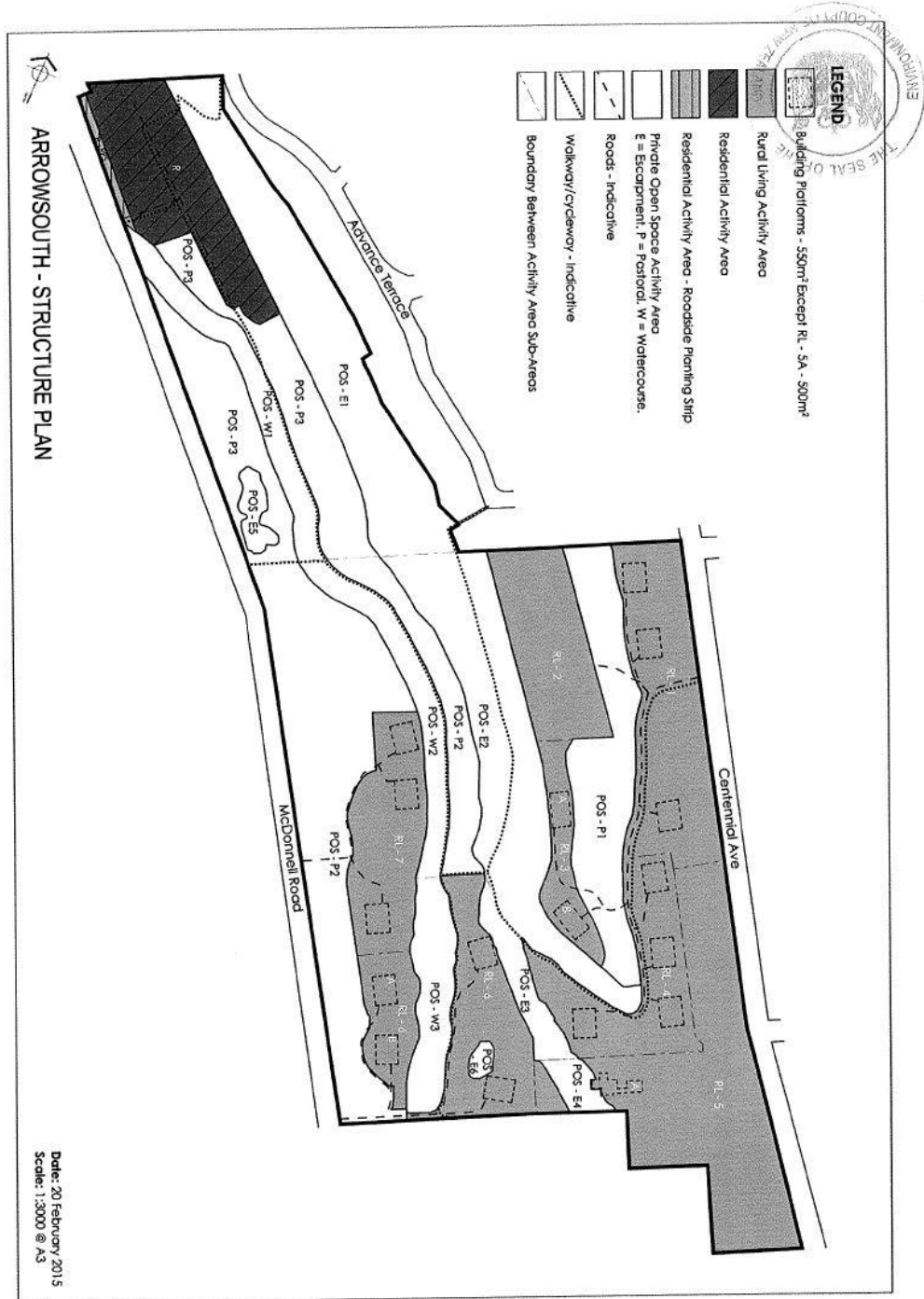
opinion, build upon the existing landscape characteristics of the area, where housing is already evident within the landscape.

88. If an urban zoning is instead pursued for the Site and its wider area, it will result in a different landscape character and amenity outcome than if a WBLP zoning is applied, however in my view an urban type zoning would also be appropriate given the area's proximity to Arrowtown, its confining attributes, and its changing landscape character as a result of developments that are already underway and/or consented.

**Y Pflüger**

June 2018

# APPENDIX 1 – ARROWSOUTH DEVELOPMENT STRUCTURE PLAN



## APPENDIX 2 - ASSESSMENT METHODOLOGY

### *Assessment of Effects on Landscape Values*

89. Landscape character and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts must be assessed to determine the effects of a proposal on landscape character and quality, rural amenity and on public and private views. In my evidence the potential effects are based on a combination of the landscape's sensitivity and visibility and the nature and scale of the development proposal.

### *Visibility Analysis*

90. The analysis of potential visibility includes an assessment from viewpoints on surrounding public roads and reserves, in particular from Arrowtown and the roads adjacent to the Site.
91. Two representative elevated viewpoints around Arrowtown (Feehly Hill and top of Tobins Track on Crown Terrace) are assessed. Conclusions about visibility from private properties are drawn based on an assessment from nearby public viewpoints, such as roads.
92. The visibility analysis is informed by the mapping of the Zone of Visual Influence (**ZVI**), prepared by Darby Partners (Refer Graphic Attachment to Master Planning Report dated 21 February 2018, and also attached to Richard Tyler's evidence, dated 11 June 2018). However, the on-site investigations I carried out for my original landscape assessment (on 7 October 2015), form the primary basis of the visibility analysis.
93. The following descriptors are used for the visibility analysis:
- (a) Viewpoint distances:
    - (i) Long distance: more than 1.0 km (e.g. top of Tobins Track);
    - (ii) Mid distance: 500m – 1.0km (e.g. some of the surrounding houses); and

- (iii) Short distance: less than 500m (e.g. McDonnell Road).
- (b) Visibility:
- (i) Low: viewed from mid to long distance, partly visible (less than half of the building);
  - (ii) Medium: viewed from mid distance, partly visible (more than half of the building); and
  - (iii) High: viewed from short to mid distance, partly or fully visible (more than half of the building).

### *Visual Amenity*

94. Visual amenity effects of proposals are influenced by a number of factors including the nature of the proposal and the landscape absorption capability, as well as character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.
95. An assessment of the visibility and visual prominence of the proposal from houses in proximity to the Site is included in **Appendix 3**. This assessment assigned a degree of effect, based on the following:
- (a) Visibility and proximity to the Site;
  - (b) The apparent orientation of the house from where the view is gained;
  - (c) The nature of the view including any existing or proposed vegetation that might provide full or partial screening of views to the Site; and
  - (d) Observations from public roads and use of aerial photos (as no visits were made to existing houses in proximity of the Site). The assessment also takes into account a setback from McDonnell Road proposed under the WBLP rules. This setback would be an equivalent distance to the setback that applies to the adjacent retirement village site.

96. Visual prominence was assessed on a five point scale as follows:
- (a) Very low;
  - (b) Low;
  - (c) Moderate;
  - (d) High; and
  - (e) Very high.
97. The assessment of the landscape's ability to absorb change is based on its existing character sensitivity and visual sensitivity. The analysis of landscape character sensitivity/its ability to absorb change is based on judgments about sensitivity of aspects most likely to be affected. These aspects cover natural and cultural factors, quality/condition of the landscape and aesthetic factors.

### APPENDIX 3 – DETAILED ASSESSMENT OF VISIBILITY AND VISUAL EFFECTS OF PROPOSAL

98. There are a number of houses located within proximity to the Site. These houses are referenced by letters on **Figure 4** of the Graphic Supplement **attached** as **Appendix 4**. These include a residence to the immediate east of the Site across McDonnell Road (House A), those located off Cotter Avenue, Advance Terrace and Centennial Avenue (Houses B, C, D, E, and F).
99. Immediately to the east of the Site, across McDonnell Road is one house and several agricultural buildings that are set back from the road (House A). The house is located approximately 80 metres from the eastern boundary of the Site. There is existing mature vegetation that assists in partially screening views from this house to the Site. House A is set lower in elevation than the road, which further assists in curtailing views. House A is single storey and appears to be orientated towards the road. Based on this, I consider that House A, accessed off of McDonnell Road, will receive less than minor visual effects of the proposal.
100. I note that this eastern area around House A will change in character with the development within the Arrow South Special Zone. I understand that up to twenty new homes<sup>5</sup> will be constructed around House A on the flats, with a further 25 located in a potential further stage of the development.
101. Towards the north-east, beyond McDonnell Road, a number of houses located off Centennial Avenue (Houses B-F) will receive middle distance views towards the Site (i.e. approximately 300-500m distance from the eastern boundary of the Site). Beyond Jopp Street (at the southern urban limits of Arrowtown) the Arrowtown escarpment starts to descend in elevation southwards. Properties are located off Centennial Avenue, which extends southwards from Arrowtown, in alignment with this escarpment. One of these properties (House F) is associated with the Arrowtown Golf Club, with the remaining few being residential properties (Houses B, C, D and E). As illustrated on **Figure 6**, Site Context Photograph 4 of the Graphic Supplement at **Appendix 4**, a small number of houses will gain

---

<sup>5</sup> RM161093 – Arrowsouth Properties – 25 lot subdivision – 20 residential lots, 1 road, and 1 stormwater lot and 3 private open space allotments are already consented as Stage 1. There is provision for no more than 25 Residential units in the Rural Living Activity Area.

partial and open views through intervening vegetation towards the Site (i.e. Houses B and C) and due to their close proximity to the 'edge' of the elevated escarpment. These are considered worst-case scenarios, as during summer, when the vegetation is in full-leaf, these views may be reduced. In my opinion, Houses B and C, being located some 300m to the north and east of the Site, will receive minor visual effects towards the Site, as a result of development under the rezoning.

102. Houses D, E and F will be largely screened, due to their location away from the edge of the escarpment and due to topographical variation immediately to the south of the house. For example, House D will receive no views to the Site due to an intervening hill curtailing views.
103. I note that the Arrow South Special Zone and retirement village developments will be viewed together with the Site from the elevated viewpoints along the Arrowtown escarpment. Depending on the viewing angle development in the Arrow South Special Zone will be in the foreground (e.g. Photo 5) or to the side of the view (e.g. Photo 6). From the southern elevated viewpoints the adjacent retirement village is likely to be visually more prominent than the Site.
104. Regarding houses to the south and west of the Site (i.e. outside of the Hills Golf Course), I consider that no houses will have direct views towards the Site. Potential glimpses may be obtained from a partially-elevated house located some 650 metres to the immediate south of the Site towards the Site. However, in my view, this would be less than minor levels of visual effects. Much of the views over the Hills Golf Course are controlled by the gently undulating topography and occasional stand of trees which curtail or truncate views.

#### *Visual Effects from Roads – McDonnell Road*

105. Travelling south towards the Site on McDonnell Road, the Site gradually appears in view at a slight bend in the road some 270m north of the northern Site boundary. Here the top of the existing maintenance shed becomes visible as does some of the existing boundary planting along the Site's eastern boundary. Beyond the entrance to the Hills Golf Course, the northern part of the Site comes into view, due principally to the relatively open nature of the boundary between the Hills Golf Course and the Site. A

grouping of pines within the Site are evident close to the maintenance shed in the northern part of the Site, which partially curtails views from the north through to the southern parts of the Site. Beyond the small maintenance access track adjacent to the maintenance shed, conifers have been planted alongside the Site's eastern boundary and adjacent to McDonnell Road. These conifers, illustrated on **Figure 5**, Site Context Photograph 2 in the Graphic Supplement at **Appendix 4**, more-or-less curtail views through to the southern part of the Site. As they mature, they will merge together, further blocking views from McDonnell Road. Further south, the coniferous plantings continue to more-or-less curtail views into the Site from McDonnell Road. Approximately mid-way along the Site's eastern boundary, McDonnell Road starts to drop into a localised cutting, which further prevents views into the Site. A small footpath which extends along the eastern boundary maintains the Site's elevation, so appears 'above' the road when in cutting. On this path, and due to the slower mode of transport used (i.e. cycling or walking) views into the Site (through trees in some parts) will be obtained.

106. When travelling northwards along McDonnell Road, the Site is virtually screened by local topographical variation up to the entranceway of the SHA that defines the Site's southern boundary. This is illustrated on **Figure 6**, Site Context Photograph 3 in the Graphic Supplement at **Appendix 4**. In this view the retirement village on the neighbouring site would be in full view, which will create a sudden change to the rural landscape character experienced up to this point of the road. Beyond this, as the road gently elevates, occasional glimpsed views are gained through the coniferous planting belt. The top of the maintenance shed only comes into view from McDonnell Road when it is within approximately 100m distance.
107. Because potential views to the Site from McDonnell Road are limited and transitory, I consider that the visual effects of the future development under the Site's proposed WBLP zoning from this road will be minor. With the proposed setback from McDonnell Road for buildings, planting along the road could be accommodated as part of subdivision design. It is envisaged that a homogenous appearance will be achieved with a road setback that is equivalent to the adjacent retirement village, as any buildings on the Site would be seen in the context of the intensive urban-style development of the retirement village adjacent to the south.



*Visual Effects from Roads – Cotter Avenue and Advance Terrace*

108. Views towards the Site from these two elevated roads will be broadly dictated by whether there are any vacant house sites where panoramic views can be obtained, as most views to the Site will be blocked by existing houses. There are occasional areas where parts of both Cotter Avenue and Advance Terrace are located close to the edge of the escarpment, and panoramic views of the Wakatipu Basin are obtained. **Figure 7**, Site Context Photograph 5 of the Graphic Supplement at **Appendix 4** illustrates such a view, where the Site is located to the left hand side of the panorama. Here the Site appears as a small component of the overall view and developments in the Arrow South Special Zone will appear in the foreground of views, with 6-11m high buildings of the retirement village forming the backdrop.
109. The roof of the existing maintenance shed on the Site is visible, as are several other buildings in the landscape. Beyond Cotter Avenue, further southwards, the road changes to Advance Terrace, where a number of new houses have been and are being constructed. While views to the Site are obtained from short sections of this road currently (due to unbuilt-on sections), it is envisaged that no or very limited glimpsed transitory views will be obtained between houses, once these vacant sections are built on.
110. Based on this, I consider that the visual effects of the proposed development from Cotter Avenue and Advance Terrace will be minor.

*Visual Effects from Roads – Tobins Track*

111. Tobins Track rises in elevation steadily from the Arrow River southwards up the Crown Terrace. It is essentially a walking and cycling track, however it is wide enough to be used for 4-wheel driving. Whilst the track is principally contained within vegetation, glimpses through the bush allow for panoramic views of the Wakatipu Basin. When at the top, and before the track connects with Glencoe Road, panoramic views of the Wakatipu Basin are gained, as illustrated on Site Context Photograph 6 of the Graphic Supplement at Appendix 4. The Site will be evident in its entirety within the centre of the view from this location with the retirement village clearly visible on the adjacent site. In my opinion, the Site will form a small component of the overall view however, and will be read in context with the broader landscape character, which is characterised by a mix of rural and

rural residential style activities, including golf courses, houses, roads and agricultural pastoral land. In the future the context will provide a different character with the retirement villas, care home and access roads erected on the southern corner of the flats along Mc Donnell Road.

112. Based on this, I consider that the visual effects of future development on the Site under a WBLP zoning from Tobins Track, which is at a distance of around 1.5km, will be low.

*Visual Effects from other Roads*

113. There are no views of the Site from Centennial Avenue to the east or from Hogans Gully Road to the south. In longer distance views from the Crown Range Road (approximately 2.5km), minor transitory views would be available as vehicles navigate the switchbacks as the road climbs the Crown Terrace. Any views obtained from this road would be seen in the context of the broader Wakatipu Basin and I consider that the transitory visual effects would be very low.

## APPENDIX 4 – GRAPHIC ATTACHMENT



# The Hills Rural Lifestyle Zone B

## QLDC DPR Submission

---

Landscape and Visual Amenity Graphic Supplement - Evidence Hearing  
June 2018



Boffa Miskell





# The Hills Rural Lifestyle Zone B QLDC DPR Submission

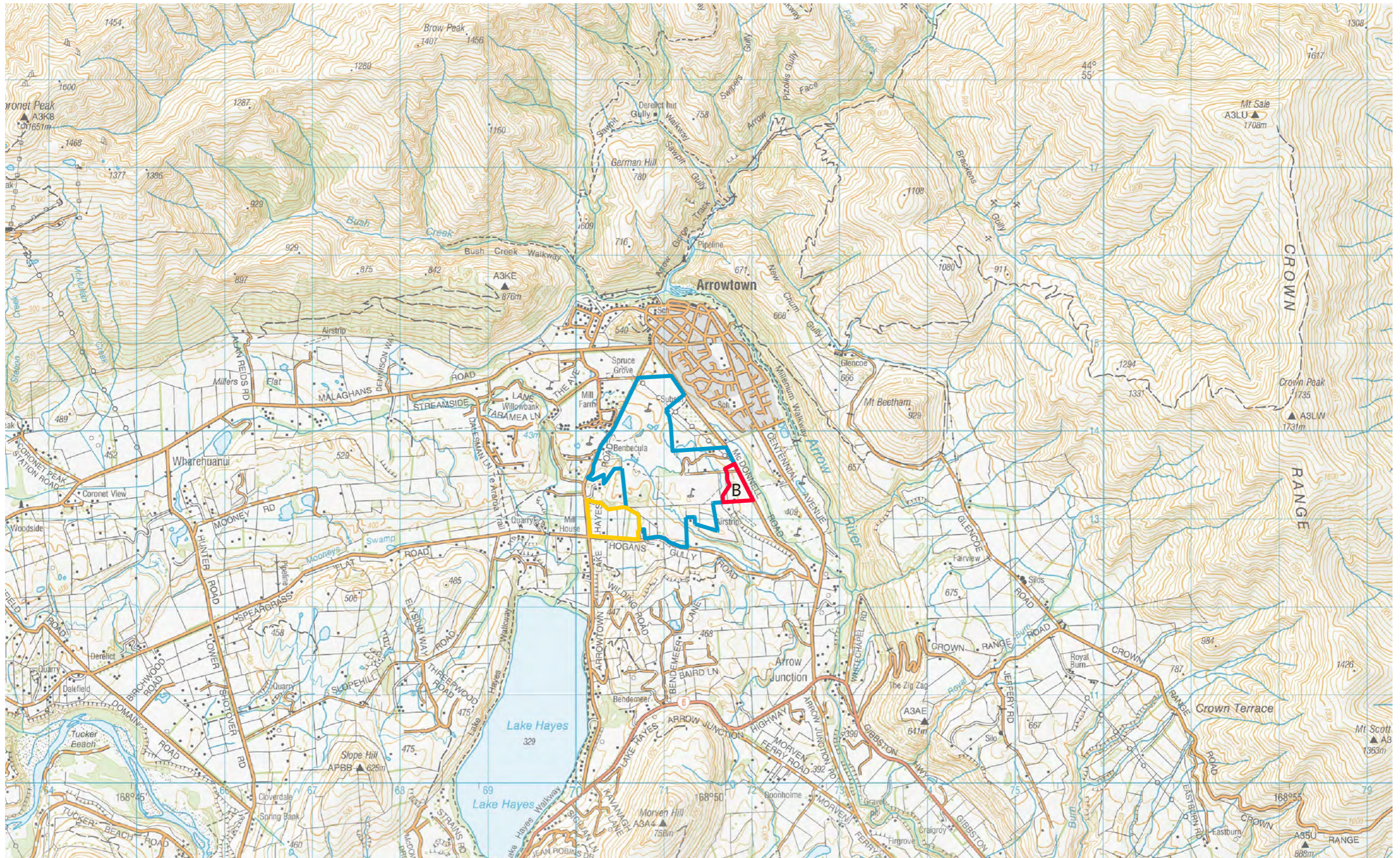
Landscape and Visual Amenity Graphic Supplement  
June 2018

---

## Contents

Figure 1: Site Location	3
Figure 2: Plan for Proposed Rural Lifestyle Area B	4
Figure 3: Oblique Aerial Photograph	5
Figure 4: Site Context Photograph Locations	6
Figure 5: Site Context Photographs 1, 2	7
Figure 6: Site Context Photographs 3, 4	8
Figure 7: Site Context Photographs 5, 6	9
Figure 8: Zone of Visual Influence Mapping	10





0 1km



1:40,000 @ A3

Data Sources: Map sourced from Topo50 series. Crown Copyright Reserved

Projection: NZGD 2000 New Zealand Transverse Mercator.

Legend

- Proposed Hills Resort Zone
- QLDC Proposed Wakatipu Basin Lifestyle Precinct A
- Submitter Proposed Wakatipu Basin Lifestyle Precinct B

THE HILLS RURAL LIFESTYLE ZONE B, QLDC DPR SUBMISSION - EVIDENCE

Figure 1: Site Location

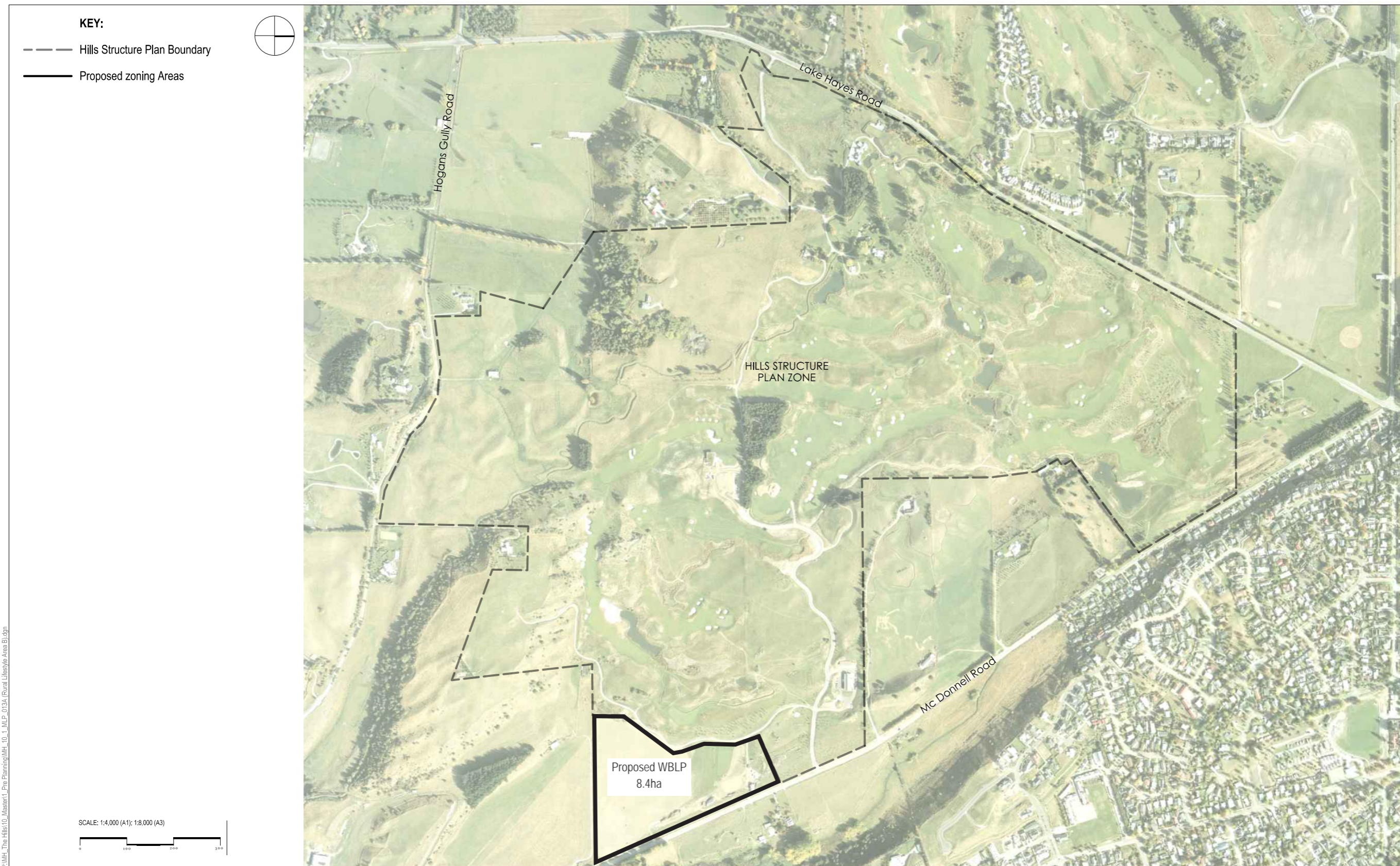
| Date: June 2018 | Revision: 2 |

Plan prepared by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF

Figure 1









Legend

 Proposed Rural Lifestyle Zone B

THE HILLS RURAL LIFESTYLE ZONE B, QLDC DPR SUBMISSION - EVIDENCE

Figure 3: Oblique Aerial Photograph

| Date: June 2018 | Revision: 2 |

Plan prepared by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF





0 150m  
1:5,000 @ A3

\*Refer to written report for the identification descriptions of the lettered houses identified above.



0 600m  
1:20,000 @ A3



Legend

- Proposed Hills Resort Zone
- Proposed MC Donnell Road WBLP Area B

THE HILLS RURAL LIFESTYLE ZONE B, QLDC DPR SUBMISSION - EVIDENCE

Figure 4: Site Context Photograph Locations

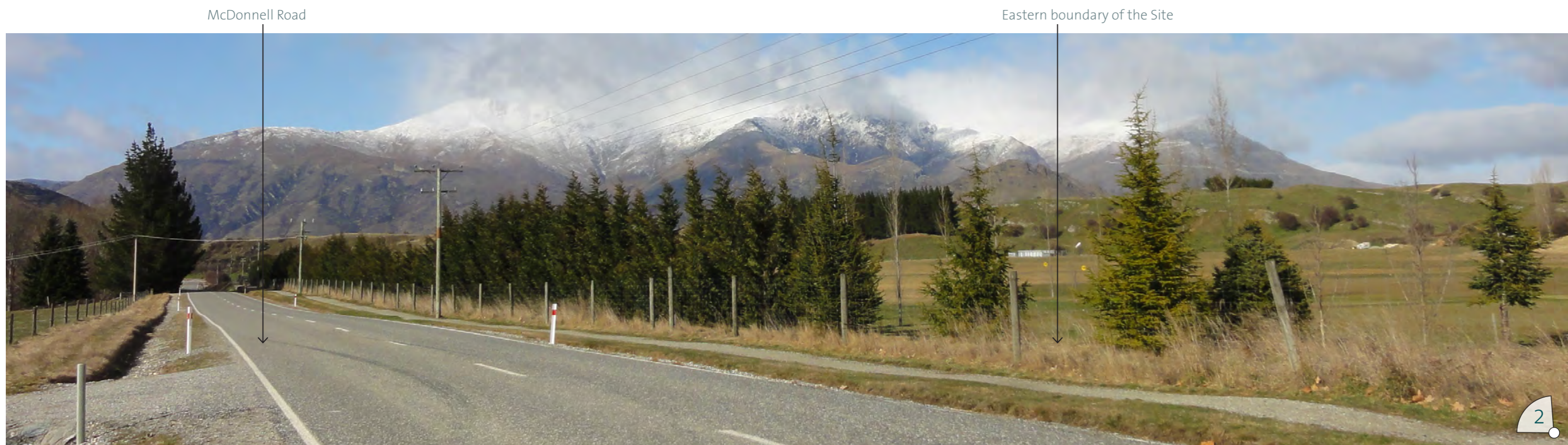
| Date: June 2018 | Revision: 2 |  
Plan prepared by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF



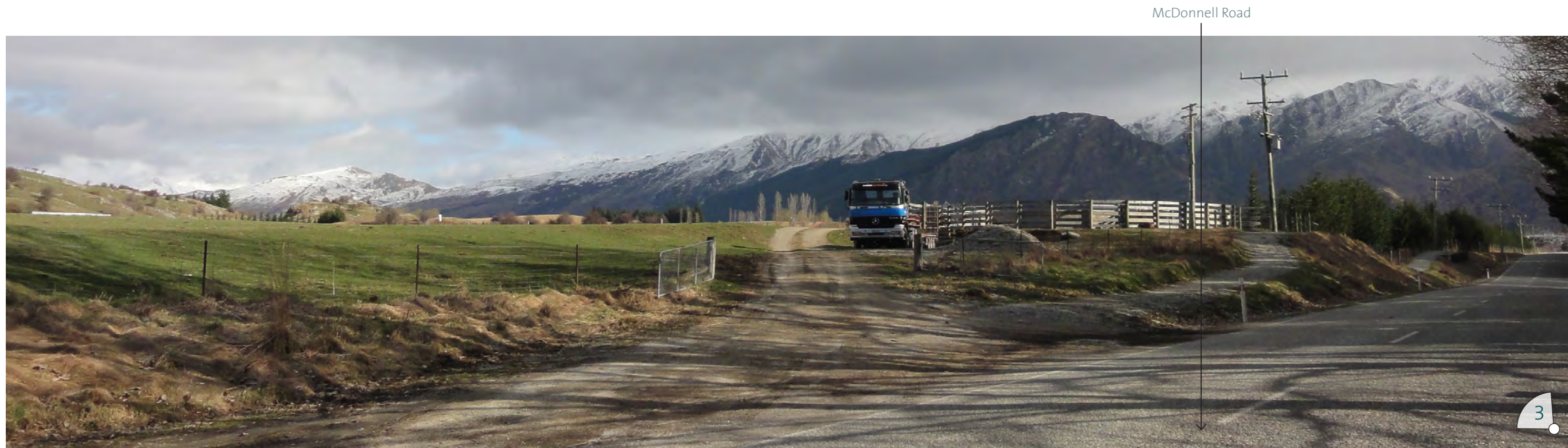


Site Context Photograph 1: Photograph taken from Feehlys Hill, in Arrowtown, looking in a southerly direction towards the Site



Site Context Photograph 2: Photograph taken from a location on McDonnell Road, looking south-west towards the Site





Site Context Photograph 3: Photograph taken from a location on McDonnell Road westwards towards the Site opposite entrance to consented SHA retirement village site.



Site Context Photograph 4: Photograph taken from track associated with Hills property looking east across the Site. The consented SHA retirement village is located on the site adjacent to the right.



Consented SHA

The Site

Arrow South Special Zone

McDonnell Road



Site Context Photograph 5: Photograph taken from a location on Cotter Avenue looking in a southerly direction towards the Site. Views extend across the consented Arrow South Special Zone in the foreground.

McDonnell Road

Lake Wakatipu

Lake Hayes

Consented SHA

Southern boundary of Site

Eastern boundary of Site

Arrow South Special Zone

Arrowtown



Site Context Photograph 6: Photograph taken from a location on Tobins Track looking in a south-westerly direction towards the Site. Proposal would be perceived together with the consented SHA site adjacent to the left.



Legend

Proposed McDonnell Road WBLP Area B

THE HILLS RURAL LIFESTYLE ZONE B, QLDC DPR SUBMISSION - EVIDENCE

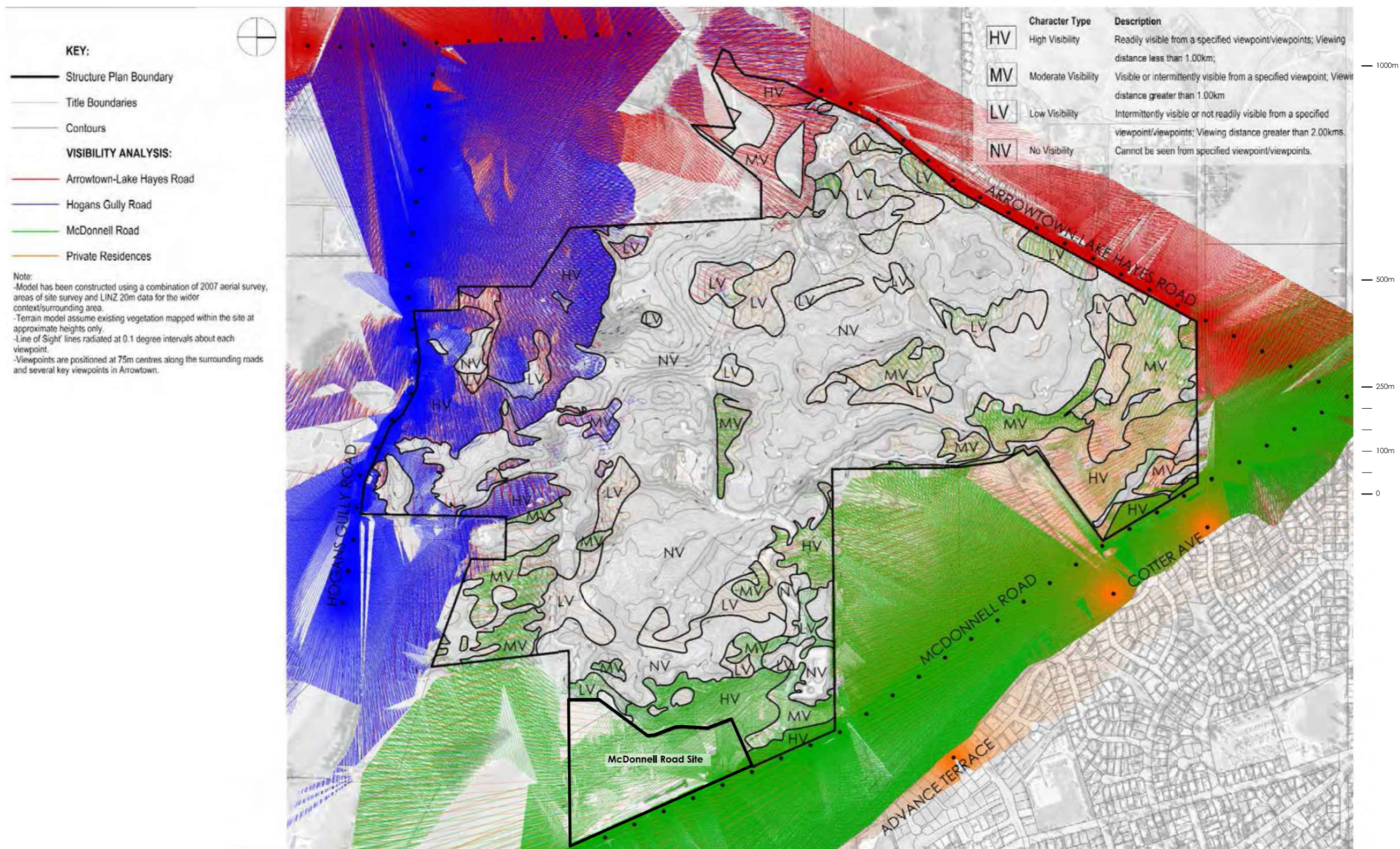
Figure 7: Site Context Photographs 5, 6

| Date: June 2018 | Revision: 2 |

Plan prepared by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF





Visibility Analysis supplied by Darby Partners

