

IN THE MATTER of the Resource
Management Act
1991

AND

IN THE MATTER of Stage 3b of
the Proposed
District Plan –
Rezoning –
Rural Visitor
Zone

SUMMARY OF EVIDENCE OF REBECCA LUCAS

Dated:
27 July 2020

Summary of Evidence of Rebecca Lucas

Introduction

[1] My name is Rebecca Lucas. I am a landscape architect and I have provided a primary brief of evidence in this matter. I confirm the contents of the same.

Key Findings of My Primary Evidence

[2] The key findings of my primary evidence are as follows;

[3] The site has a number of attributes that make it suitable for rezoning as a Rural Visitor Zone (RVZ). Such attributes include its location within an Outstanding Natural Landscape (ONL), remote and scenic character with easy access, close to Queenstown but located away from Queenstown – Glenorchy Road and existing mature native vegetation provides screening and softening of built form into the surrounding landscape.

[4] The site constraints have been identified as the existing buildings and infrastructure, the existing native vegetation as it must be maintained to ensure screening and softening of the existing and any future built form and areas of very steep and exposed topography that is visible from outside of the site such as the terrace top that is visible from Lake Wakatipu.

[5] After consideration of the site attributes and site constraints I consider that there is opportunity for further development of the site. The steeper and more visible slopes should be avoided but appropriately designed development set back from the terrace escarpment is possible.

[6] A detailed site analysis was undertaken in 2017 by a consultant team including myself. The team addressed extensions to existing buildings and tested locations for additional buildings by erected profile poles and computer modelling to assess landscape and visual effects. A proposed scheme was prepared to incorporate the expansion of the Lodge including infrastructure and an application for Resource Consent (RM171104) was made. This application is now on hold. It is my opinion that this proposal or something similar represents the maximum level of development that the site is capable of absorbing. I note that a

landscape report by Dr Marion Read to the processing Planner at the time agreed that the site was capable of absorbing the proposed development.

- [7] The important attributes and values of the site and its setting were identified as a sense of remoteness, native vegetation cover, visual cohesion, legibility of the formative processes and naturalness. I consider that the attributes and values could be protected if provisions were included in the RVZ to restrict location, height, density, form, materials and colours of any further development on the site.

Appropriate building coverage limit

- [8] Mr Jones in his rebuttal evidence accepts that the RVZ is appropriate for the site and changes his assessment conclusion to agree with the rezoning relief sought for the site. Mr Jones also suggests that a site specific provision be included that requires native vegetation to be planted in the areas between buildings. I agree with this recommendation.

- [9] Mr Jones however is of the opinion that the appropriate site coverage should be 2,000m² rather than 2,500m² as sought but does not provide explanation why. The 2017 Resource Consent proposal building coverage is 2,460m² and both Mr Jones and Dr Read agree that this proposal represents the maximum level of development that the site can absorb. I have undertaken a detailed study of building development on the site through both the 2017 Resource Consent process and this zone review process. It is my opinion after a detailed analysis that the site is capable of absorbing a maximum site coverage of 2,500m² and protect the important attributes and values of the site if the proposed zone provisions supporting landscape are included.

Conclusion

- [10] The RVZ is appropriate for the site with a site building coverage of 2,500m² and an additional provision requiring native planting in areas between buildings.

Rebecca Lucas
27 July 2020