

Summary of Evidence Hearing Stream 02 – Yvonne Pfluger

Darby Planning LP (#608) et al

1. My name is Yvonne Pflüger. I am employed as a Principal Landscape Planner for Boffa Miskell Limited (“BML”). In my evidence dated 21 April 2016, I address a number of matters related to landscape character/ value. I provide a review of the landscape assessments provided by Dr Read for QLDC and refer to some matters that I consider to be omissions, in particular in relation to the existing land uses within the Wakatipu Basin and the Ski Area Sub Zones (SASZ) located within the wider ONLs of the District. I provide a conclusion on the ability of the Basin and mountains to absorb development within and around areas identified for rural living and SASZs.
2. I also cover specific provisions in the Proposed District Plan (PDP) addressed within the Darby Planning LP submissions, as they relate to landscape and visual effects. The key points covered in my evidence relate the following provisions and conclusions I drew:

Ski Area Subzones

3. I consider that the SASZs, while located within wider sensitive ONLs of the District, are suitable for further ski field related development, as they represent intensive nodes of development.
4. Landscape and ecological benefits can commonly be achieved in order to mitigate or offset potential landscape effects of developments. This can include medium to long term management of the surroundings of buildings to ensure that specific positive landscape outcomes can be achieved.
5. I consider the assessment matters under Rule 21.5.27 to be sufficient in controlling activities and that it is unnecessary to limit the size of ski field buildings, which is often determined by operational requirements, due to the modified landscape context within the SASZ. I support the acknowledgement of benefits relating to landscape and ecological management, where positive environmental outcomes can be achieved through conditions as part of resource consents within the SASZs.
6. I consider that most visitors to commercial ski fields would expect the presence of a range of buildings that are visually and operationally linked to the activities present in the SASZs. As such, it is likely that most ski field visitors would consider them to be appropriate man-made elements in this modified landscape context.

Rural and Rural Lifestyle Zone standards

7. I consider minor amendments to the rules that address materials and colours of buildings would help to provide for the use of natural materials. I support the request to specifically allow for schist (Rule 21.5.15) as an appropriate building material, as I consider its characteristics suitable within the District's landscapes.
8. I consider that some of the RLZ areas have the capacity to absorb a higher density than an average of 2ha (Rule 22.5.12.3). I provide a detailed analysis of the change absorption capacity of the RLZ located on the south western corner of Speargrass Flat Road and Arrowtown Lake Hayes Road and conclude that a density of one residential unit / hectare is appropriate based on the landscape characteristics and in the context of existing modification.
9. I consider it preferable to maintain a setback distance of 10m as in the ODP (Rule 22.5.5). I also support the maximum size for permitted buildings is proposed as 500m² (Rule 22.5.3) in the PDP and the maximum 8m height limit (Rule 22.5.8).

Commercial Overlay

10. I provide an opinion on the proposed new rule¹ providing for commercial activities within the commercial overlay proposed to apply to the Amisfield site, where the existing winery is located. Currently the winery is within the Rural Zone and the neighbouring properties (across Arrowtown Lake Hayes Road) fall within the Low Density Residential Zone. I conclude that this rule would be appropriate in the context of the existing winery operation/ buildings while maintaining the rural amenity experienced from outside the site.
11. The winery is a substantial existing commercial operation including a number of buildings, such as the bistro and cellar. The site does not display the landscape characteristics generally associated with the Rural Zone due to the existing level of development. The rule proposed for the Zone would allow for commercial activities as a Controlled activity.

Yvonne Pfluger

Dated 25 May 2016

¹ Proposed by submitter Lake Hayes Cellar Ltd (Amisfield)