TechnologyOne ECM Document Summary
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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Appendix 7 - Landscape Concept Plan	8029148	1	14-May-2024
PUB_ACC	Appendix 8 - Landscape Assessment Report	8029147	1	14-May-2024
PUB_ACC	Appendix 8 - Landscape Report Attachments	8029146	1	14-May-2024

LEGEND

- site boundary
  proposed lot boundary
- approved building platform
  proposed Building Platform 1000m2
- Queenstown Trail Easement with new trail allowing for nominal 3-6m riparian planting strips on both sides of Mill Creek by Mana Tahuna (Lake Hayes/Mill Creek catchment works programme)
- sections of riparian planting proposed to be undertaken by the Applicant in accordance with the Mana Tahuna programme and methods
- areas of surface rock and small bluffs outside escarpment area
- colluvium and rock knolls and ribs forming apron of gentler terrain across base of steep rocky face
- Wetlands identified as Natural Inland Wetlands by S Beale
- creeks

PROPOSED MANAGEMENT ZONES:

Wharehuanui Hills Management Area (WHMA)
- pest plant control towards elimination; restoration of native shrub/treeland over as much of the area as practicably possible; predator trapping.
Staged to completion over a 25 year time period.
Governed by a Land and Management and Ecological Restoration Plan (LMERP) to be prepared and approved before s224c certification with provision for implementation immediately on issue of title and provision for regular reporting according to targets.

Riparian Management Zone (RMZ)
- invasive pest plants to be controlled and any planting limited to local native species
- to facilitate and support the Mana Tahuna programme

- proposed native and exotic trees
- proposed native sedgeland planting
- proposed grey shrubland planting
- 2m contour
  1m contour
  .5m contour
- + 412 existing level
  +409 proposed level

PLANTING IMPLEMENTED UNDER RM161092 in 2018, in accordance with the ASLA Landscape Plan June 2017

15 Olearia hectorii (PB3 .5m)
14 Olearia fimbriata (PB6 .9m) 3-4
7 Olearia fragantissima (PB3 .5m)
7 Plagianthus betulinus (PB3 .8m)
18 Pittosporum tenuifolium (PB3 .4m)
20 Hoheria sexstylosa (PB6 .6m)
proposed area of wetland protection and restriction of future planting to only local native wetland species

Weeping Willow (1.0-2.0m OG saplings at the locations shown)
4 Cedar or Abies spp
conifer hedge or evergreen shrub planting to min. height of 4m
Oak, Lime or Beech
Weeping Willow (1.0-2.0m OG saplings at the locations shown)
existing Residential Building Platform
approved curtilage area
2 large trees such as Maple, Lime, Oak or Beech

PROPOSED LOT 2
(just over 4ha)

PROPOSED LOT 1
(approx. 13ha)

Existing access used to enter the Site. New driveway splits off to the proposed Lot 1 dwelling within about 18m of Malaghans Road.

MALAGHANS ROAD

"Veronese" Poplars, willow and native trees planted in places along north side of fenced trail for fast growing screening to replace removed crack willows, requiring additonal fencing to protect from stock. Poplars can be removed once native trees have reached a height of 8m.

existing public Trail

existing flax

new bridge crossing

PROPOSED DWELLING AND 1000m2 BUILDING PLATFORM

PROPOSED BARN

PROPOSED GARAGE

proposed curtilage area

MILL CREEK

rockfall protection bund location
- refer Earthworks Plan for details.
New planting to be adjusted around final form of bund.

native tree and grey shrubland planting consistent with vegetation natural to the rocky escarpment as backdrop to the buildings

NOTE: For details of the dwelling and outbuildings refer to the Mason and Wales Architectural Drawing package Job. Ref. 0687 dated April 2024

extent of the Rock Ridge Management Area under RM161092

NORTH FACE OF WHAREHUANUI HILLS

PROPOSED PLANTING

LIME
Tilia europaeus

PIN OAK (3-4m grade stock)
Quercus palustris

GOLDEN WEEPING WILLOW
Salix spp.

ENGLISH BEECH (3-4m grade stock)
Fagus sylvatica

POPLAR
Populus "Veronese"

NATIVE TREES
Riparian
Pittosporum tenuifolium, Griselinia littoralis, Plagianthus regius, Cordyline australis, Sophora microphylla, Hoheria glabrata, Olearia lineata, Olearia hectorii, Aristotelia serrata trees planted at 2-3m spacings interspersed through the riparian planting. Refer Mana Tahuna list for species:

Table 1: Mill Creek Riparian Planting Species List.

Scientific Name	Common Name	Where to plant in the riparian margin
Aristotelia fruticosa	Mountain wineberry	Upper bank
Austroderia richardii	Toe toe	Middle bank and upper bank
Carex secta	Purei	Lower bank, middle bank
Carmichaelia petriei	Native broom	Upper bank
Coprosma intertexta		Upper bank
Coprosma propinqua	Mingimingi	Middle bank and upper bank
Coprosma rugosa	Needle-leaved mountain coprosma	Upper bank
Coprosma dumosa		
Coprosma virescens		Upper bank
Cordyline australis	Cabbage tree	Middle bank and upper bank
Corokia cotoneaster	Corokia	Upper bank
Dacrycarpus dacrydioides	Kahikatea	Middle bank and upper bank
Leptospermum scoparium	Manuka	Middle bank and upper bank
Olearia bullata	Tree daisy	Middle bank and upper bank
Olearia fimbriata		Upper bank
Olearia fragrantissima	Fragrant tree daisy	Upper bank
Olearia hectorii	Hectors tree daisy	Upper bank
Olearia lineata	Tree daisy	Middle bank and upper bank
Olearia odorata	Scented tree daisy	Upper bank
Phormium tenax	Swamp flax	Lower bank, middle bank and upper
Pittosporum tenuifolium	Kohuhu	Upper bank
Plagianthus regius	Watsonwood	Middle bank and upper bank
Veronica salicifolia	Koromiko	Upper bank
Sophora microphylla	Kowhai	Middle bank and upper bank

Trees for Drier rocky areas
Fuscospora cliffortioides, Pittosporum tenuifolium, Griselinia littoralis, Cordyline australis,Sophora microphylla, Olearia lineata, Olearia fimbriata Pseudopanax ferox
Planted at 2-3m spacings in locations shown.

Grey Shrubland:
Discaria toumatou, Coprosma propinqua, C. intertexta, C. crassifolia, C. virescens, C. lucida, Olearia odorata, O. avicenniaefolia, Carmichaelia petriei, Corokia cotoneaster, Myrsine divaricata, Melicytus alpinus
Planted at 1.2-1.5m spacings in areas shown.

Sedgelands:
Carex secta, Chionochloa rubra, Phormium tenax, oter locally occurring carex and rush species
- to be completed within 5 years of issue of title

N

prepared by
Anne Steven
Landscape Architect
WANAKA

May 2024

Fig. 4 LANDSCAPE CONCEPT
MACRAE PROPERTY
832 Malaghans Road
Plan Ref. 386.LP01

scale 1:2000 A3

LANDSCAPE ASSESSMENT REPORT

PROPOSED SUBDIVISION
AND NEW DWELLING
MACRAE PROPERTY 832 Malaghans Road
Whakatipu Basin

Anne Steven
LANDSCAPE ARCHITECT

MAY 2024

LANDSCAPE ASSESSMENT REPORT

PROPOSED SUBDIVISION AND NEW DWELLING

Macrae Property, 832 Malaghans Road

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PROPOSED SUBDIVISION AND NEW DWELLING

Macrae Property, 832 Malaghans Road

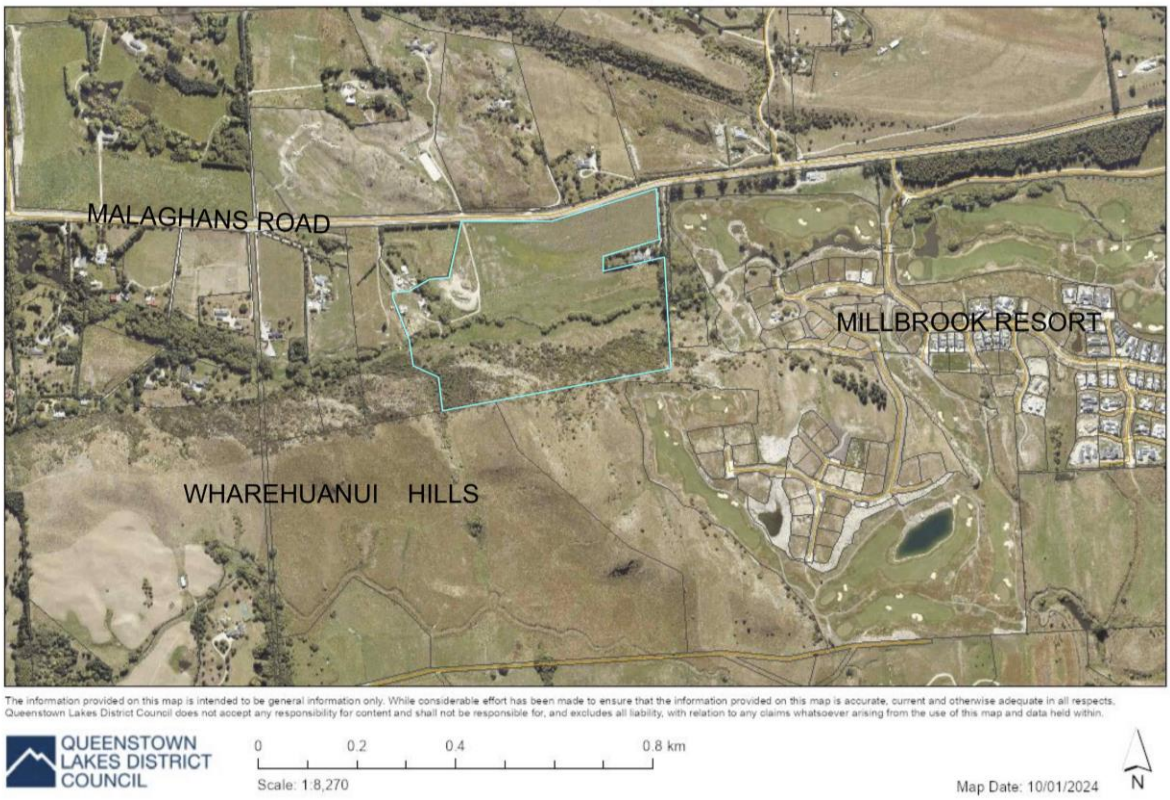
Landscape Assessment Report

1 INTRODUCTION

I have been engaged by R and I Macrae (the Applicant) to assist with a resource consent application to subdivide a small rural property into two lots and establish a building platform and construct a dwelling and outbuildings on one lot on. The property is at 832 Malaghans Road, Whakatipu Basin. The application site ("the Site") is a pastoral rural property of approximately 17ha legally titled Lot 5 DP 521688. It has existing road access and an approved building platform but no dwelling. Mill Creek runs through the property west to east underneath the rocky north facing escarpment of the Wharehuanui Hills part of which is also within the Site.

The Zoning is Whakatipu Basin Rural Amenity Zone (WBRAZ), and the site falls into the Malaghans Valley Landscape Character Unit (LCU).

This report contains an evaluation of the landscape significance of the Site within the LCU and an assessment of the potential effects of the proposed development with regard to the provisions of the proposed Queenstown Lakes District Plan, in particular effects on landscape character and associated values..



Location of Application Site

1.1 Relevant Experience

I have had a sole practice since 1992, and in Wanaka since 2001. I have advised on and assessed a number of residential development proposals in the Queenstown and Wanaka rural areas, including preparing evidence for numerous Council and Environment Court hearings. I consider myself experienced in this field and familiar in the objectives, policies and rules of the proposed Queenstown Lakes District Plan (the Plan).

I have previously carried out landscape assessments in the Arrowtown area in relation to several development projects, for the purposes of resource consent applications and for expert witness roles at council and environment court hearings.

Most relevantly I carried out the landscape and visual assessment for the subdivision that created the subject lot[1]. I have also undertaken assessment recently on behalf of a s274 party for the Environment Court hearing of a proposal rezoning and development of the Donaldson property on the east end of the Wharehuanui Hills above Millbrook resort[2].

I am familiar with the Site and its context landscape and have spent considerable time analysing it. I visited the Site and surrounding landscape in July 2023 and February 2024 specifically for the purposes of this assessment, the earlier visit in the company of Simon Beale, Terrestrial Ecologist. I had previously visited the site in 2016/17 in relation to my consultancy for RM161092.

2 THE SITE

The Site is a roughly rectangular 16.94ha property lying between Malaghans Road and the Wharehuanui Hills and adjoining Millbrook Resort to the west. It is 3.3km west of Arrowtown.

Fig. 1 in the graphic Attachments shows the existing Site features. Photosets 1 to 5 in the Attachments after Fig. 1 are views of the Site from Malaghans Road and from within the Site.

2.1 Biophysical Character

The southern margin of the Site comprises a section of the highest part of the northern escarpment of the rocky, steep, rugged Wharehuanui Hills with a predominantly woody weed cover (hawthorn, broom, brier). This ridge with its series of bluffs is a prominent local natural feature seen from Malaghans Road.

The basin floor is undulating, glaciated hard rock with occasional low outcrops of rock interspersed with large patches of smooth depositional terrain underlain by glacial till. It generally slopes from north to south and also drains to the east. The 200-250m wide section of basin floor area between the ridge and Malaghans Road is in two parts. The smaller western part contains utility buildings and an approved residential building platform, roading, and most of the Site's larger trees. Its surface has been somewhat modified by various earthworks. It is bisected by a tributary stream of Mill Creek, containing over-mature willows. The much larger eastern part of the Site comprises large open paddocks of pasture and wetland areas signified by ranker grass growth, rushes and carex grasses.

Mill Creek flows west to east through the Site close to the base of the ridge. It is incised within valley fill, following a somewhat irregularly meandering narrow channel running parallel and close to the base of the rock bluffs in an eastward direction. An Assessment Report by e3[3] for Mana Tahuna states the creek was historically diverted from its natural meandering path through the existing large wetland at the east end of the Site to a more channelised path closer to the escarpment. ASLA's interpretation from

[1] RM161092 Dennison 2017

[2] Topic 31 Whakatipu Basin Rezoning Appeals Subtopic 2 Group 2 – Central Basin Appeals 2022 Donaldson vs QLDC

[3] p23 Table 5 Mana Tahuna Charitable Trust – Mill Creek Global In-stream Works Consent Assessment of Environmental Effects by e3 Scientific Oct 2021

historic aerial photos and on-site observation is that the existing channel has a natural slightly meandering form and appears to be the original channel occupying the lowest points of the basin. A straight drain has been cut through the wetland parallel to Mill Creek to drain it. There is evidence of a former meandering channel heading east into the wetland area from the creek further upstream, however this may have been an additional channel, possibly more of a wetland feature than running water.

A small tributary creek comes in on the true left towards the west end of the Site effectively separating the open paddock areas from the "farmyard"/future residential area. It is also of meandering form within a narrow irregular channel carved into the bedrock, with small bluffs and rock outcrops enclosing it near its confluence with Mill Creek. The tributary originates in a wetland a rea across Malaghans Road about 400-500m to the northwest.

Both streams run clear when not in flood, flowing over silty to gravel beds, and with considerable aquatic vegetation (cress, grass-like plants) and with overhanging rank grass, Carex and rushes, and further downstream, flax and toe toe. Recent bank erosion and slumping was observed in the site visit. Crack willows line or overhang in places. The willows on the tributary are over-mature, a tangle of heavy limbs spread out across the creek bed. Downstream of the tributary willows are younger having appeared in the early 2000s. Upstream of the Site there are more mature willows. A straight drain also runs between Malaghans Road and Mill Creek some 70-100m east of the tributary creek, within a corridor of rank grass. This drain paralleled by the existing access drive separates the more modified western part of the Site from the open pastureland of the eastern part of the Site.

Typical Character of Mill Creek with 20-year-old crack willow, flaxes, and pasture and *Carex coriacea* on the true right margin. Photo: A Steven July 2023.

Vegetation is largely exotic. Most of the basin floor is in paddocks of exotic grazed pasture or mown for hay, including a narrow linear paddock between Mill Creek and escarpment. Large areas on the true left of the creek over the eastern half of the Site comprise swampy pasture and there are numerous smaller patches of similar vegetation (rank grass, herbs, rushes, Carex) along

the tributary stream. Mill Creek is lined with large clumps of grass, patches of *Carex coriacea* (cutty grass) and planted flaxes and toe toe; and the willows described above.

Off-Site, Birches and a Douglas Fir hedge surround the McTaggart property that protrudes into the property at the east end. Willow, Lombardy and other poplar species, Golden Elm and birch are the species bordering the east end of the property. Open pasture adjoins Malaghans Road to the north of the site, but opposite the north east corner of the Site is a dwelling with an extensive garden planted in a range of exotic trees – oaks, conifers, rowan, English beech, willow, birches, rhododendron, golden elm, amelanchier. West of the Site is predominantly open pasture but further west there are established plantings of a variety of exotic trees including a striking scarlet coloured maple, golden elm, and oaks.

As described earlier, woody pest plants dominate the escarpment vegetation – hawthorn, sweet brier, broom.

2.2 Cultural Elements

In the "farmyard" west end is a collection of farm buildings comprising two old sheds and a more modern half-barrel galvanised iron shelter, and a diesel tank. A timber bridge provides vehicle access across Mill Creek at this west end. The approved residential

building platform (BP) is also located here.

Spoil and a cleared works area associated with a soil-screening and storage operation has been spread over the area between the tributary and the straight drain, building up a flattish terrace over the top of the more undulating hard rock natural terrace, and dropping steeply to the creek. Rank grassland is revegetating disturbed and fill areas.

There is vehicle access from Malaghans Road at the northwest corner of the Site. The gravel drive follows the drain on its west side towards Mill Creek then turns right up the true left of the creek, crossing the tributary over a culvert to access the "far myard" area and RBP.

2.3 Consenting History

The Site is Lot 5 of the Dennison Subdivision RM161092 2017. Lot 5 was the largest of the five Lots, Lots 1-4 are around 2-4ha each. A new residential building platform was approved on Lot 5 and on Lot 3. The other three lots had existing dwellings. The subdivision was to be implemented in accordance with the ASLA plan Fig. 4B Proposed Scheme for Subdivision of Lots 1-5, Planting Details 1 June 2017. Subsequently, there were variations to the consent notice conditions including the Landscape Plan. The approved version is dated May 2017 but stamped approved January 2018 (the "2018 Plan"). A copy of the Plan is included in the Attachments.

2.4 Relevant Conditions of the Consent Notice

Planting

All mitigation planting shown on the Plan was to be implemented before s224c certification, including rabbit proof fencing or protection, mulching and irrigation. According to the s224C checklist, all planting on the plan was implemented in 2018. This planted is to be maintained in good health in perpetuity under Condition 24.

24	for this consent. ✓ Planting is to be completed in accordance with the landscape plan certified under RM161092 **as varied and re-stamped as approved by variation RM171551** and any tree marked as "To Be Retained" on this landscape plan shall be maintained in good health except wilding or problem trees as noted below. Any	Planting has been completed and inspected by QLDC Landscape Architect.	Emailed recd 19/6/18. Ok'd by Richard Tyler.

Rock Ridge Management Area (RRMA)

The RRMA is identified on the 2018 Plan. In this area all native vegetation is to be protected and managed. There are to be no fences within the RRMA.

On-going conditions re Built and Landscaping Elements

Regarding built elements, any vehicle entrance off Malaghans Road is to be a standard farm gate of timber or steel and not exceed 1.2m in height. All boundary and internal fences outside the curtilage are to be standard farm fences (post and wire).

Any domestic activity is limited to the identified curtilage areas.

Maximum dwelling height is 6m above existing ground. Roof materials are to be of natural earthy colours and have a LRV between 7-15%. Wall cladding shall be earthy in materials and colours and have a LRV between 7-35%. Accessory buildings are to match dwellings. Water tanks are to be buried and/or screened so they are not visible from outside the Lot.

Riparian Management Zone (RMZ)

The originally approved plan under RM161092 in 2017 included a Riparian Management Zone (RMZ) along Mill Creek and its tributary. Under this condition both sides of the creeks were to be fenced from stock prior to s224c certification. The Zone was to be maintained in a weed-free state including crack willow and any indigenous vegetation present was to be retained and protected. Any planting within the Riparian Management Zone was limited to local native species. This condition did not preclude the mitigation tree planting still shown on the 2018 Plan.

The conditions referring to the Riparian Management Zone were struck out under RM171151 in January 2018. The reason for this was the establishment of an easement along Mill Creek for the purposes of establishing a public trail. The purpose of the RMZ (weed control and planting limitation to native species) was acknowledged in the decision however the effect or implications of removal of the obligation to control weeds and plant only native species was not considered. The approved plan dated January 2018 (which was not prepared by ASLA) shows an easement area along Mill Creek which appears to be the same as the RMZ (the blue line of the RMZ is still shown on the tributary). The actual easement registered is only on the true left however and is a nominal 10m wide. There is also now no requirement for invasive weed management within the easement (or in any riparian area on Lots 1-5) and no requirement to limit planting to locally occurring native species only.

2.4.1 Public Trail and Mana Tahuna Work Programme

2.4.2 Tucker Beach to Arrowtown Trail

The easement along the true left of Mill Creek through the Site accommodates the recently constructed Tucker Beach-Arthurs Point-Arrowtown Cycle Trail[4] implemented by the Queenstown Trails Trust. The nominally 2.5m wide compacted gravel trail runs no closer than 3m "from the creek edge" and may be up to 6m away[5], to allow for riparian planting in between. No actual planting is required under the consent (unless some native vegetation has to be removed). At the far east end of the Site the trail crosses Mill Creek via a timber bridge and will run along the true right through the easement on the adjoining property. It will then cross the creek again to run north through the Millbrook Resort land close to most of the eastern Site boundary. From there it turns east again to run parallel to and set back from Malaghans Road, along the edge of the Golf Course Open Space zone within Millbrook.

It is understood that as this is a Trail on private land constructed after 2007, the effect of the proposal on the users of the Trail are not required to be taken into account.

[4] Queenstown Trails Trust RM200336.EA00 April 2023

[5] Ibid. Para 166

Aerial View of the new trail and fence along the true left of Mill Creek in Google Earth March 2024.

View of the Trail from Malaghans Road (taken by A Steven 50 mm equiv. FL, 9 February 2024)

View along the new Trail on the Site, along the true left of Mill creek from the existing access drive (taken by A Steven 50 mm equiv. FL, 9 February 2024)

A summary of relevant conditions of consent for the Trail include (*italics added in for clarification*):

- The formed trail shall not come within 3m of the nearest bank of Mill Creek
- Species to be planted *(where required if any native non-tree vegetation cleared)* shall be selected from Carex secta, Cortaderia species, Phormium tenax, P. cookianum, Cordyline australis, or Sophora microphylla (Kowhai)
- All existing trees over 4m in height are to be retained, excluding wilding species *(crack willow was not listed however it is a prohibited species in Part 34.4 Table 1 QLD Plan)*. If (*non-wilding spread trees are)* removed (*they*) shall be replaced with a selection of the following native species at 1m spacings to maintain the same area of coverage but to the side of the trail:

  Trees:

Makomako / Wineberry - Aristotelia serrata, To kouka / Cabbage Tree - Cordyline australis, Kohuhu - Pittosporum tenuifolium, Kowhai - Sophora microphylla.

Shrubland species:

Matagouri - Discaria toumatou, Mingimingi - Coprosma propinqua, Coprosma rugosa, Olearia lineata.

Wetland / Riparian:

Harekeke/ Swamp Flax - Phormium tenax, Makura - Carex secta, Maania / Red Tussock - Chionochloa rubra.

Alternative native species as approved by council prior to planting may be used. They are to be from the Lakes Ecological Region. Planting is to be maintained for at least 2 years.

- Any fencing along the trail is to be standard farm fencing
- Any timber structures are to be left natural or stained a dark grey colour with an LRV of 8-12% (*a bridge is required at the east end of the Site to cross Mill Creek)*
- The trail alignment is to be determined on the ground in consultation with an ecologist, and Wetlands are to be spanned by boardwalk *(it is observed that this did not occur in the section of trail through a small but mature and intact carex wetland at the true left tributary confluence on proposed Lot 2)*

2.4.3 Mana Tahuna Charitable Trust [6]

Mana Tahuna (MT) have been granted global consent by the Otago Regional Council (ORC) [7] to carry out a programme of works to improve the water quality of Mill Creek and ultimately Lake Hayes, as part of the Lake Hayes Restoration Project. The purpose of the works is mainly to reduce sediment load. Actions within the work programme include crack willow removal, sediment traps, bank battering and stabilisation with planting, and riparian planting for habitat.

Table 7. Proposed Work Programme Summary for Mill Creek Catchment

Work Programme Area	Proposed works				
	Sediment Traps	Willow Clearing	Bank Battering	2 Stage Channel	Riparian Planting*
Upper Mill Creek – Main Stem	Yes	Yes	Yes	Possibly	Yes
Upper Mill Creek – Tributaries	Yes	Possibly	Yes	Not likely	Yes
Lower Mill Creek – Main Stem	Not likely	Yes	Yes	Yes	Yes
Lower Mill Creek – Tributaries	Possibly	Yes	Possibly	Not likely	Yes

*Note that riparian planting is part of the overall programme but it does not require consent. It will be carried out as part of the consented activities and also in many other areas of the catchment. Riparian planting is a critical mitigation measure following the reshaping of the stream banks.

[6] Mana Tahuna Charitable Trust is a kaupapa Maori organistion established in 2020 to enable Tāhuna whānau the opportunity to connect, grow, be healthy and thrive as Māori in Tāhuna – Queenstown, including restoring over 10,000 hectares of freshwater catchment in the Whakatipu

[7] Information obtained from Mana Tahuna Charitable Trust – Mill Creek Global In-stream Works Consent Assessment of Environmental Effects by e3 Scientific Oct 2021

Two potential sediment trap locations on Mill Creek have been identified on the Site (refer image on following page). One is just downstream of the true left tributary confluence, and the other is at the east end of the Site. Both are shown close to/on the creek. These would be large deep pools in-stream or constructed just alongside as a diversion pool. It is understood crack willow removal is intended to be carried out along Mill Creek and its tributary within the Site under this programme, along with riparian planting.

Crack Willow removal and riparian planting of the species listed in the conditions along the length of Mill Creek within the Site is part of the proposed works. According to Table 7 in the Consent Assessment at p48, riparian planting is talso o be undertaken through the tributaries, but not necessarily all willow removal. The planting bands would be around 6m wide on either side of the creek (pers. comm. email to Annemarie Townsley from John Edmonds December 2023). Planting would be at around 1m spacings, with closer spacings for carex tussocks and the like.

It is also understood the larger wetland area on the true left of Mill Creek at the east end of the Site has been identified as a likely "natural wetland" (annotated NA on the image below; and note that the Applicant's ecologist Simon Beale has confirmed this) and it is identified by MT as a possible project area under the programme for protection and restoration to improve its wetland function[8]. It is described in Table 5 at p36 as "*ex-Mill Creek channel (S Dennision) – wetland follows Mill Creek historic channel where Mill Creek has been channelised and moved to the base of the slope*". This has been explored earlier under part 4.1 Biophysical

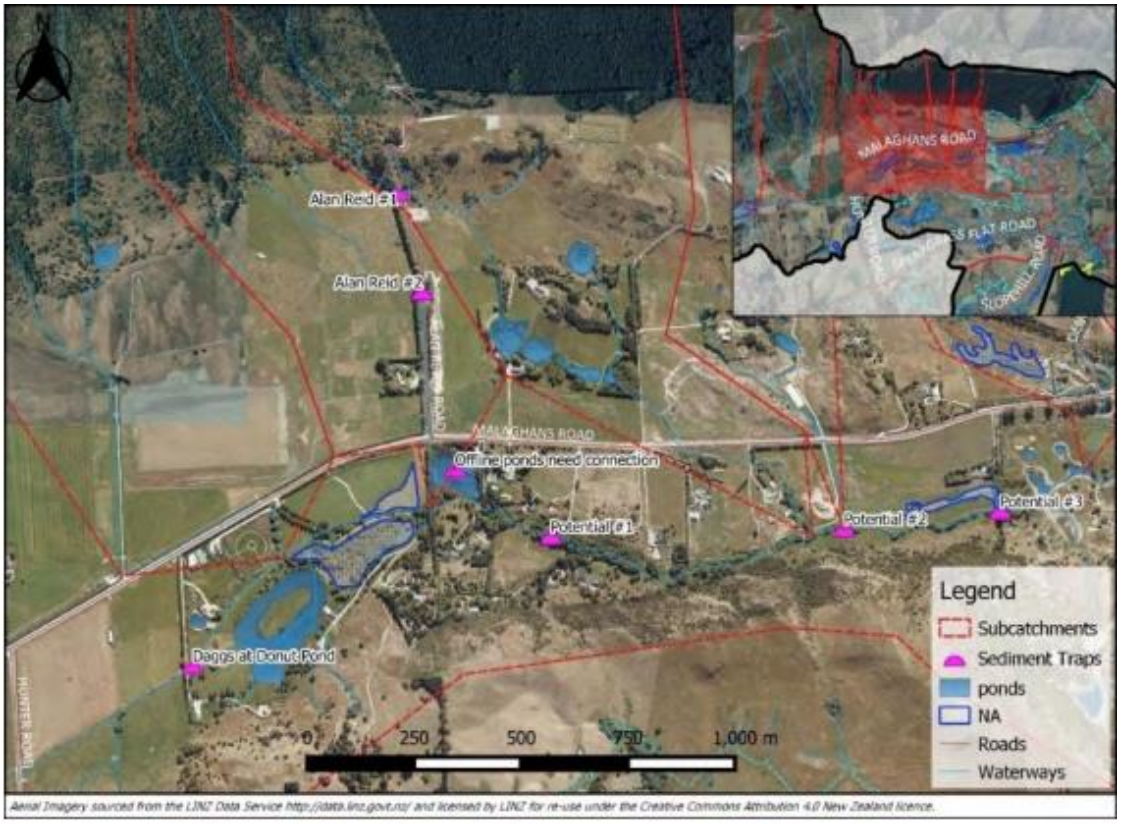


Figure 4. Potential Sediment Trap Locations for Upper Mill Creek

Description.

Fig. 4 Image at p45 of the Mana Tahuna Consent Assessment showing location of proposed sediment traps 2 and 3 on the Site and the wetland (far right of image)

[8] Ibid. Part 2.6.7 pp. 22-23

The details of proposed works affecting the Site are not known at the time of writing and it is understood there is no immediate proposal for the crack willow removal or planting within the Site due to needing to obtain more funding. it is anticipated th is work would to be undertaken in the next year or two pending obtaining funding.

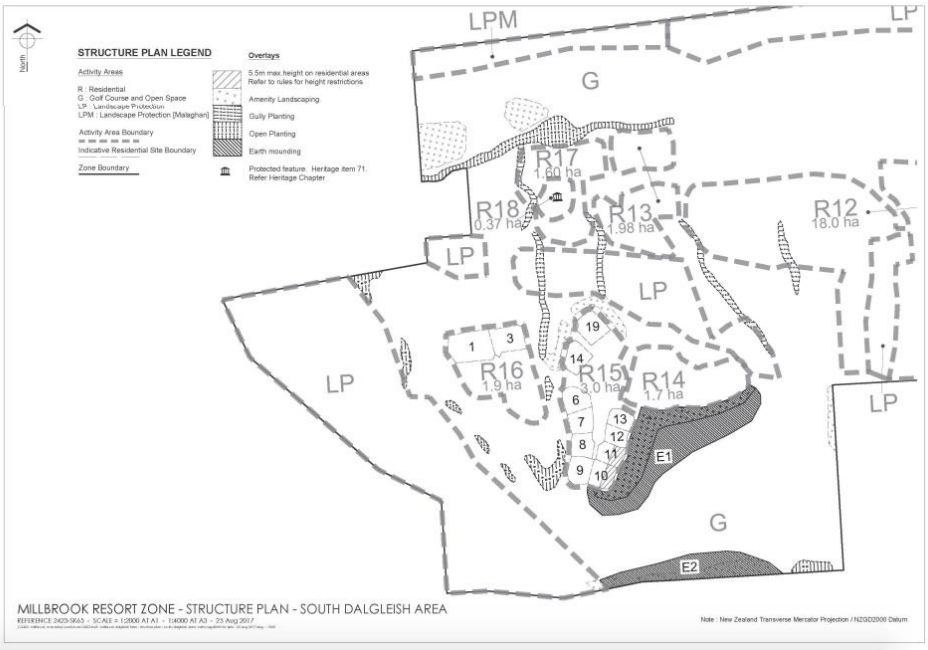
Further, as there is no compulsion to carry out these works by Mana Tahuna, they cannot be relied upon. The extent of these works that need to be part of this Application for visual mitigation and to give effect to Objectives around ecological restoration needs careful consideration. The implications of the removal of the Riparian Management Area under RM161092 under consent notice condition in 2018 (see Part 2.4) also requires consideration. This removed any obligation to plant only native species and to manage pest plants within the stream corridors (Mill Creek and the tributary) as a condition of the subdivision.

2.5 Surrounding Land Use

The Site is currently surrounded by rural living and small pastoral farm properties.

Malaghans Road forms the northern boundary. Across the road are several small rural pastoral/lifestyle properties ranging in area from 4.9 to 10.5ha. The dwellings on these are set well back from the road. Two dwellings are visible from the road, behind m ature garden trees. Rocky hummocky to undulating terrain under pasture and with occasional trees adjoins the road. A slightly larger property of 19.15ha adjoins to the northwest, with the dwelling located in the middle, set back some 150m from Malaghans Road.

The adjoining land to the east is currently a mix of trees and open space, with Mill Creek continuing through it. This land, and the hill area above the Site to the southeast, is now part of Millbrook Resort and is being intensively developed for golf course and residential uses with extensive tree and shrub planting and landscaped areas, as part of the Millbrook Special Zone. The land adjoining the Site is zoned Golf Course and Open Space, and Landscape Protection (Malaghans Road). There are no zoned residential areas of Millbrook adjoining or visually connected with the Site. This is due to a small .64ha privately owned property (T Young) which sits immediately on the east boundary on the true right of Mill Creek, effectively buffering the Site from Millbrook's



housing areas by its mature tree vegetation. The true right section of Mill Creek fronting this small property has a narrow public reserve (QLDC) along it, for about 80m.

Structure Plan for Millbrook Resort from Ch. 43 of the Plan p43-17. The Site occupies the white space in the upper left quadrant, under the Legend.

Another small separate private property of .46ha lies encapsulated by the Site on its east boundary (McTaggart), with a dwelling and garden established around 2001/2002[9]. It is set back about 110m from Malaghans Road. The dwelling is set within mature tree planting around 20 years old including Douglas Fir.

To the south, larger pastoral or former pastoral properties adjoin. The high part of the hill ridge adjoining most of the Site along the south boundary is part of Millbrook Resort, zoned now as Landscape Protection Area over the higher and steeper parts, and Golf Course Open Space on the gentler more rolling parts (refer Structure Plan above). To the southwest, open pastureland on a 30ha lot also owned by R H Trust Co. Ltd adjoins. The highest points on the glaciated rocky ridge of the Wharehuanui Hills are within these two properties (at around 500-530m asl), which slope away to the south, to Mooneys Road.

Adjoining the Site to the west and northwest are the small rural lifestyle properties of around 2-4ha which are Lots 1-4 of the Dennison subdivision. These similarly include a slice of basin floor and rocky escarpment. The immediately adjoining Lot 2 does not have a dwelling currently. There was a woolshed and stockyards located on the property which were removed 5-6 years ago.

Fig. 2 in the Attachment shows these surrounding properties.

3 LANDSCAPE CONTEXT

3.1 Relevant Landscape Context

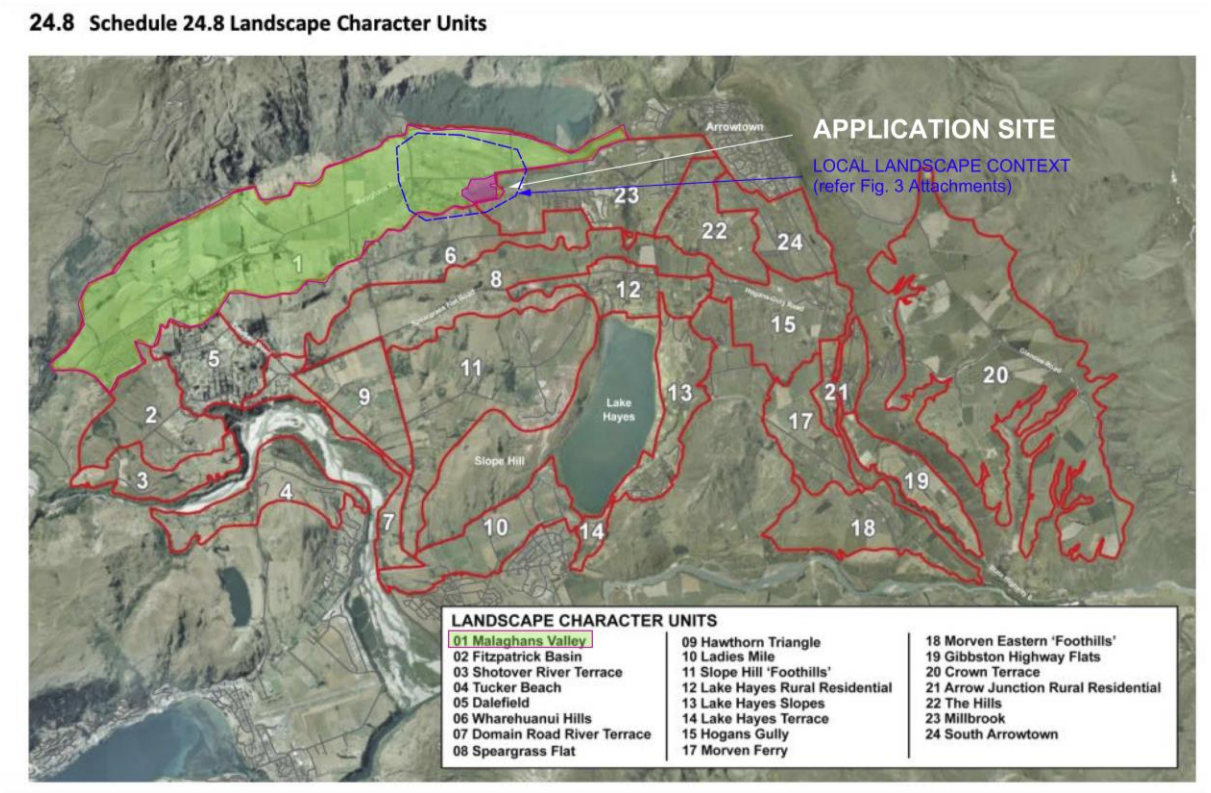
Broadly, the Site lies in the northeast corner of the Whakatipu Basin within the Malaghans Valley Landscape Character Unit as shown in the image below and in Schedule 24.8 of the Plan. The Landscape schedules are only a tool to assist identification of landscape character and amenity values[10]. It is acknowledged that the description and evaluation is for the unit as a whole and may not be consistent across all parts of the unit, or applicable to any site.

A finer grained landscape context for this Site is considered appropriate for the purposes of this assessment, within the context of the whole LCU. The more directly relevant context is a section of the Malaghans Road landscape corridor – effectively, a portion of the Malaghans Valley LCU at its eastern end. It is bounded by the Wharehuanui Hills to the south and the Coronet Forest reserve (Bush Creek true right ridge) to the north. The eastern end of this context landscape is marked by the pinch point on Malaghans Road where a low glaciated rocky ridge meets Millbrook Resort, about 1.4km east of the Site. The western end of the context is considered to be in the vicinity of a corner in Malaghans Road at junction with Alan Reids Road, a vicinity called Millers Flat. Here the Wharehuanui Hills bend away to the southwest and fall to a low saddle (where Hunter Road crosses), and the physically wider valley landscape becomes more open with rural lifestyle landscape giving way to the open farmland of Coronet Peak Station on the north side of the road.

[9] RM010290

[10] Ch 24 Part 24.1 Appeals Version QLD Proposed District Plan March 2024

This area is shown in Fig. 3 in the Attachments.



The Site lies at the southeast end of the context landscape, adjoining Millbrook Resort Special Zone to the east (LCU 23) and the long elevated Wharehuanui Hills LCU which runs along the crest of the hills to the south (LCU 6). The enclosing mountain slopes to the north are Outstanding Natural Landscape (ONL) with their own Landscape Schedule[11]. The boundary between the two "landscapes" runs along the base of the mountain range slope.

In the following section the consecutive sections of Schedule 24.8 Malaghans Valley LCU are set out with further discussion relevant to the assessment context, and any areas of disagreement are noted:

- Landform patterns – *Relatively open and gently-rolling valley framed by mountain range (Coronet Peak) to the north (outside the LCU), and steeply sloping hillslopes and escarpment faces that define the northern edges of the Fitzpatrick Basin, Dalefield and the Wharehuanui Hills, to the south (within the LCU).*
  The valley is a glacially gouged trough between the high Coronet Peak-Bush Creek valley-Brow Peak ridges and the Wharehuanui Hills, partially filled with moraine and alluvial deposits. The trough/valley narrows towards its eastern end due to some low glaciated rocky ridges and hummocks. The rugged rocky bluffs of the northern escarpment of the Wharehuanui Hills are a locally distinctive place-making landscape element and dominate the context landscape.

- Vegetation Pattern - *Scattered exotic shelterbelts and shade trees in places. Exotic amenity plantings around dwellings and farm buildings. Patches of scrub and remnant riparian vegetation in gullies. Exotic pasture grasses dominant.*

  Exotic amenity plantings include a variety of species of large deciduous and evergreen exotic trees with vibrant autumn colour; amenity planting is both formal and informal//naturalistic; "scrub" vegetation on hills includes dominant weed species such as Scotch broom, hawthorn, sweet brier and elderberry; crack willow is common in wet areas and along

[11] Schedule 24.8 states the MWLCU adjoins the roche moutonee ONF (Slope Hill) in LCU 11. This is incorrect.

waterways. There are numerous areas of native amenity planting especially around constructed or enhanced natural watery elements. Vegetation is diverse in character both with regard to species, plant communities and patterns. All of it is highly modified. Greater diversity and complexity and a greater presence of tree vegetation interspersed with open grassland spaces is characteristic of the eastern end of the area within the landscape context, more so south of the road than north. Open expanses of grazed pasture are more characteristic of the land north of the road and further west (largely part of Coronet Peak Station). Historical imagery analysis shows that this tree cover with the exception of willows around wetlands and along creeks has largely appeared over the last 20-30 years, including woody cover coming away with cessation of grazing.

- Hydrology – *Complex network of streams and overland flow paths draining from the mountain range to the north and the hillslopes to the south. Farm ponds in places*.

  The Schedule does not mention Mill Creek or note it as a landscape element. The glacial trough is drained to the east by Mill Creek which ultimately flows into Lake Hayes providing 75% of its inflow. The creek generally lies on the south side of the trough incised in valley fill alluvial silts, sands and gravels. It is fed by numerous tributaries coming off the mountain range to the north. There are several constructed water bodies along the valley floor, based on pre-existing wetland areas. Mill Creek and its tributaries are diverted and/or channelised in places. There are remnant areas of wetland (carex-dominated) that would have been more extensive prior to development for farming.

  Whilst the quality of water in Mill Creek is generally good, development within the Lake Hayes catchment including escalating subdivision for residential purposes in recent decades has contributed to decline in the water quality of Lake Hayes along with a longer history of pastoral use in the catchment with fertiliser application and runoff. It is described as having "*chronic eutrophication problem and with almost annual severe algal blooms, fish kills, and lake closures to the public".*[12] Vision Lake Hayes is a catchment-wide programme aimed at reducing nutrient loading to the lake through a variety of methods including enhancing existing wetlands, large scale riparian planting, sediment trapping, re-battering of eroding banks, and new constructed wetland. A large proportion of these works are envisioned or are being implemented in the MV LCU through Mana Tahuna. Mill Creek is more defined as a sinuous channel in the landscape context, marked by clumps of willow and flax and just recently also by the newly constructed Arthurs Point-Arrowtown Trail.

  There are very few Regionally Significant wetlands in the LCU. There are some small areas of riparian wetland on the Site some of which are identified by the ecologist Simon Beale as "natural wetlands' (refer Fig.1 in the Attachments) .

- Proximity to ONL/ONF - *Adjoins Coronet Peak ONL (WB) to the north ~~and the roche moutonée ONF (part of Millbrook: LCU 11).~~* The ONL to the north of the landscape context is the Coronet Forest Reserve area, with Brow Peak ridge behind, and the Coronet Peak Range with the ski/mountain bike area to the northwest. The LCU does not adjoin LCU 11.

- Land Use - *Predominantly in pastoral land use with pockets of rural residential evident*.

  Rural living and small scale/hobby pastoral land uses in well-treed settings are the sole land use at the east end. These are set within the wider context of neighbouring master planned and partly urban Millbrook Resort including the recently developed, elevated residential areas around Mill Farm Lane above the southeast corner of the MV LCU; and the narrowing valley floor overshadowed by the Coronet Forest Recreation reserve and the wider Mahu Whenua areas of

[12] Vision Lake Hayes - E3 Scientific and Friends of Lake Hayes March 2021 – quote of Dr Marc Schallenberg Uni. Of Otago

Coronet Peak Station pastoral lease topped by the Coronet Peak Ski Area and mountain bike park. Sections of the rocky escarpment of the Wharehuanui Hills are contained within the rural living properties and appear to be left unmanaged as semi-wild lands (with rough grassland and a dominant woody weed cover and rabbits). Commercial activities related to adventure recreation are also located towards the eastern end such as Queenstown Polo (just east of Hunter Road junction); Flight Park and Infinity Paragliding School for paragliding; an equestrian facility; and the Adventure Playground.

- Settlement Pattern - *Rural residential development tends to be scattered along the elevated hillslopes that enjoy a northern aspect and frame the south side of the unit, and around the Malaghans Road – Dalefield Road intersection. Relatively limited number of consented platforms (given size of LCU) throughout the southern hillslopes and also throughout the valley flats on the north side of the road at the eastern end of the unit (20). Typical lots size: • Predominantly 100-500ha. • Some smaller lots at either end of the unit, generally between 10-50ha in size.*

  The rural living land use is on the valley floor and the low glaciated ridged terrain at the east end of the LCU, in contrast to the elevated locations on north facing rocky slopes further west. Rather than being scattered there is a more consistent pattern of rural living in the landscape context east of Hunter and Alan Reid Roads, although the lot areas and shapes vary. Dwellings are generally set back from the road so that open space adjoins the road (including areas with trees). Residential use is more obvious south of the road, as dwellings tend to be set back behind the low rocky ridges on the north side. Generally, dwellings are well contained within mature tree and shrub/hedge vegetation. There is no particular pattern to the location related to natural features. Some dwellings interact with Mill Creek (including developing it into large amenity ponds within a highly landscaped setting), others "turn their back" on it or simply do not interact with it. There is no identifiable relationship with the rocky escarpment, with the impression being it is also "out the back" and left to its own processes, there being a consistent undeveloped woody weed-dominated appearance.

- Proximity to Key Route - *Malaghans Road comprises an important scenic route between Queenstown and Arrowtown.* Malaghans Road is an important daily commuter route and alternative to SH6 for travelling between Arrowtown, the Crown Terrace and Queenstown, as well as an important tourist route. It bisects the landscape context and is the means through which the public experiences the landscape.

- Heritage Features – *three heritage buildings/features identified in PDP*. No heritage features in eastern part of unit.

- Recreation Features - *No walkways, cycleways etc. through the area. Walkways and scenic roads throughout mountainsides immediately to the north (Coronet Peak Road, etc.).*
  The Queenstown Trails Trust is implementing a new cycling/walking trail connecting Arthurs Point and Arrowtown, as part of the network of interconnected public trails in the Wakatipu Basin for commuter, recreational and visitor/tourist use. The trail hugs the base of the mountain slope in the western section, follows Malaghans Road in the middle, and Mill Creek through the eastern section (there are sections of esplanade reserve and easement along Mill Creek). From there it will pass through Millbrook Resort. The section of trail through the landscape context including the Site has recently been constructed.

  Recent mountain bike track construction across the Coronet Peak face (Coronet Loop track and Bush Creek track, with a link to Malaghans Road via Alan Reids Road) and the development of the Coronet Ski area for summer downhill mountain biking has increased public recreational use and visitation to the area. The Coronet Water Race track traverses the range face from Skippers Canyon Road to Bush Creek Saddle offering elevated views of the entire landscape unit

and wider Wakatipu Basin. The Coronet Ski Area trail network offers slightly more elevated panoramic views, for winter and summer users.

The clear-felled Coronet Forest QLDC reserve area overlooking the valley will be developed for a range of trail-based recreational uses, within a human-induced native beech forest, shrubland and tussock grassland setting. These users will have panoramic elevated views also and will look directly down onto the eastern end of the LCU and Millbrook Resort, and the more intensely settled area around Lake Hayes beyond.

The polo ground, paragliding facilities, adventure playground and equestrian facility in the middle to eastern end of the LCU also draw recreational visitors into the valley.

Millbrook Resort is a dominant land use occupying an extensive area. It strongly influences perceptions of landscape at the east end of the MV LCU, imparting a sense of master planned, contrived and highly managed parkland landscape as a setting for high end living and golf course.

- Infrastructure features - *No reticulated sewer or water. Limited stormwater reticulation*. Overhead power lines follow Malaghans and Hunter Roads. A large old water pipe is also visible north of Malaghans Road by Dennison Way which is part of a rural water supply scheme sourced from Bush Creek.

- Visibility/Prominence – *The relatively open character of the unit makes it highly visible in views from Malaghans Road, Coronet Peak Road and the walkways to the north.*

  The narrower eastern end of the LCU is less open in character due to the low glaciated ridge obscuring one area from Malaghans Road, and a more complex tree vegetation within which buildings are placed. The rocky escarpment bounding the southern edge of the unit is visually prominent and eye catching in its ruggedness, easily visible across open pasture in places such as the Site. Conversely, the entire LCU is looked down upon from the recreation facilities to the north described above. In these views the wider patterns of landform and vegetation, water features, and built form are apparent, set within the Wakatipu Basin context from Arrowtown to Frankton and Arthurs Point.

- Views – *Key views relate to: • the dramatic open vistas from Malaghans Road (scenic route) of the mountain range to the north; • views out over the unit from the scenic roads and walkways to the north; and, • the attractive, more rural and open vistas across the pastoral valley to the escarpments and hillslopes to the south.*

  The views out from Malaghans Road in the eastern section are more intermittent due to the mature tree vegetation which in itself adds to the amenity of the view. There is a noticeable opening out of the view however travelling west as one passes by the heavily treed Millbrook Resort frontage, with the low glaciated ridge close to the north receding away to the northwest to the base of the mountain range. Similarly, there is enclosing tree vegetation to the section of road west of the Site so that travelling east there is an opening out of the view. The views out from the new public trail along Mill Creek will also become important including views of Mill Creek itself and its riparian vegetation [13].

  The development of public recreational trails and areas on the ranges north of the road also mean views out over the LCU and the wider basin are more important.

[13] It is acknowledged that views from the new Trail are not to be taken into account in visual impact assessment in accordance with the definition of Trail in Ch. 2 of the Plan

- Enclosure/Openness (in spatial character) - *Generally, the landscape unit exhibits a relatively high degree of openness with the landform features on either side providing a strong sense of containment to the valley. In places, plantings provide a localised sense of containment*

  The valley is less spatially open at east end due to increased density of tree vegetation, rural living density and the narrowing valley form with low basin floor ridges and hummocks.

- Complexity – *The hillslopes and escarpment faces to the south of Malaghans Road display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor lacks complexity as a consequence of the landform and vegetation patterns.*

  The eastern end of the valley has a relatively high degree of visual and spatial complexity due to narrower form, hummocky landforms and more tree cover, greater rural living density, and the more visually intricate rocky bluffs of the Wharehuanui Hills which are at their highest here.

- Coherence - *The relatively simple and legible valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning throughout the hillslopes to the south serves to reinforce the landscape's legibility*

  As a consequence of a predominance of smaller rural living properties and greater tree cover, visual coherence over the eastern part is not as strong as it is over the more open and pastoral farmed middle to western section of the unit. Conversely, the escarpment of the Wharehuanui Hills has high visual coherence with a uniform visual appearance and character across several properties. It changes character within the more manicured Millbrook Resort Zone.

- Naturalness – *The unit exhibits a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped ONL to the north. In the main, dwellings tend to be well integrated by plantings and or relatively modest, serving to reduce their prominence*

  Due to the highly modified nature of the LCU, natural character is moderately-low to moderate at best, especially compared to the more natural mountain slopes adjoining. In my opinion, the Schedule is conflating ruralness with naturalness where it states there is a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character in the more natural contextual setting.

  The Wharehuanui Hills escarpment is moderate-high in natural character as the vegetation cover is largely non-native. Mill Creek and its tributaries have variable natural character but overall would be moderate at best and in many places it is low due to channelization, diversions and prevalence of exotic vegetation.

- Sense of Place – *Generally, the area displays a predominantly working rural landscape character with pockets of (mostly) sympathetic rural residential development evident in places. The valley also serves as an important 'breathing space' between Queenstown and Arrowtown and reads as a sensitive landscape 'transition' to the neighbouring ONL.*

  Working rural landscape character is not especially distinctive per se. The open farmland of Coronet Peak Station over the western part of the Unit is memorable however for its extent in the context of the generally highly developed and settled Basin character where most farmland has been subdivided for rural living. Millbrook Resort has a strong influence on the sense of place of the eastern end of the unit, especially due to the elevated Mill Farm area.

The rocky faces of the Wharehuanui Hills contribute strongly to sense of place. Mill Creek is also a "place making" element and will become a more distinctive element with the planned restoration planting under Mana Tahuna, combined with the new trail.

- Potential Landscape Issues and Constraints – *The relatively open, exposed and 'undeveloped' nature of the unit, in addition to its importance as a scenic route, providing a buffer between Queenstown and Arrowtown, and as a transition to the ONL, makes it highly sensitive to additional development.*

  The eastern end of the Unit is less "open, exposed and undeveloped" due to the narrowing of the valley, the prevalence of hummocky landforms, and a consistent rural living land use with more tree cover. There is more scope for absorbing additional development than in the more open pastoral areas. Areas able to be easily viewed from Malaghans Road, such as open paddocks and slopes facing the road are sensitive because of their visibility from this linear viewpoint/scenic route. Maintaining views of the rocky escarpment, and maintaining a visually coherent character, could also be regarded as a constraint, as well as maintaining views to the surrounding hills and mountains generally from the road. There is increasing visibility of the LCU as a whole in the elevated views looking down on it, where landscape patterns and structure, landform legibility and overall coherence are important for landscape quality.

  Recognising the existing and potential ecological and landscape values of Mill Creek, its tributaries and associate marginal wetlands can also be a constraint, preventing these areas being used for development.

  Constraints can also be an opportunity to enhance landscape values, however, see below.

- Potential landscape opportunities and benefits associated with additional development - *Riparian restoration potential. Potential integration of walkway/cycleway etc. Larger-scaled lots suggest potential for subdivision.*

  It is understood ecological restoration of Mill Creek (removal of willows, native riparian planting) in being undertaken through the mahi of Mana Tahuna. New development in proximity can contribute to this ecological enhancement and to improving the overall landscape value and natural character of Mill Creek and its tributaries including associated marginal wetlands. Ecological restoration of remnant wetlands and the rocky escarpment of the Wharehuanui Hills is another obvious opportunity for landscape enhancement including opening up public views of these elements through tree removal. New tree, shrubland and riparian/wetland planting can contribute to the developing appealing visual character of a complementary mix of and exotic, including the valued autumn colours of exotic deciduous trees and shrubs. Growing, established areas of indigenous vegetation have distinctive visual values in themselves especially when associated with water and wetlands. An emerging pattern of ecological restoration can restore legibility, visual coherence, and landscape integrity.

  The trail is no longer a potential opportunity but has been implemented although there may be opportunities for further connecting linkages.

- Environmental characteristics and visual amenity values to be maintained and enhanced - *Sense of openness and spaciousness associated with predominantly pastoral landscape. Subservience of buildings within the overall unit. Dramatic views from Malaghans Road to the mountain range. Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces. Impression of the area as a buffer between Queenstown and Arrowtown. Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL.*

Maintaining pastoral character is not necessary to maintain openness. Landscape that is wooded or with patches of shrubland or wetland can still have a strong attribute of openness (being relative absence of built form and domestic activity). Expanses of pasture do not promote ecological biodiversity and landscape health. ASLA agrees that maintaining open (spatial) character to in order to maintain views of surrounding hillsides and mountains is important in some places. Such views can be over low vegetation however such as carex wetland or relatively low grey shrubland, or can be appealingly framed by taller vegetation. Open pasture is not a prerequisite. Managed pasture grass or mown grass can however provide a high level of landform legibility and in places this value can be important enough to merit retaining exotic grassland.

3.2 Contribution of the LCU to Landscape Character and Values of the Wakatipu Basin

This has been touched upon in Schedule 24.8 for LCU 1 Malaghans Valley. The Unit comprises the long west-east running valley across the north part of the Basin, under the range slopes of Mt Dewar, Coronet Peak and Bush Creek ridge. It is bookended by Arrowtown and the Millbrook Resort at the east end and the Littles Road basin/Arthurs Point at the west end, where the valley form narrows and ends. The long low glaciated ridge of North Ridge and the Wharehuanui Hills separates the valley from the rest of the Basin floor. In this sense it is a self-contained landscape. It is the immediate landscape looked down upon from the various public recreational places and trails on the rangeland above. Recreational use of this area has increased markedly in recent years through the development of Mountain bike trails. It is also the corridor of one of the main roads in the Basin for residents and visitors/tourist, connecting Arrowtown and Arthurs Point/Queenstown (Malaghans Road). Hunter and Dalefield Road are two "escapes" south over the hill range, meaning some road users only travel part of the unit.

Residential land use for rural living purposes has characterised areas within the unit similar to many other parts of the Basin, including some substantial developments and intensively managed and formally landscaped grounds. Distinctively however, the valley is one of the areas where larger scale pastoral farming remains over the mid to western part of the Unit. This pastoral landscape to the north of Malaghans Road forms the foreground to the ONL of the Mt Dewar-Coronet Peak Range. The master-planned and urbanised still-expanding resort of Millbrook flavours the east end of the Unit. The transitional landscape of the Bush Creek ridge/Coronet Forest presides over the eastern end of the unit. This is intended to become a Recreational Reserve for a variety of user groups.

The valley is also the majority of the catchment for Lake Hayes, which sits outside the LCU. Mill Creek is the main supply to the lake, flowing west to east through the valley capturing drainage from the range slopes above.

The rocky north escarpment of the Wharehuanui Hills is distinctive and memorable at a Basin-wide scale.

With respect to Basin-wide values, the key contributions of the MV LCU and the landscape context for this assessment are considered to be:

- relatively strongly rural landscape corridor to Malaghans Road with a more prevalent open pastoral character
- immediate foreground to views of ONL to the north from Malaghans Road
- Immediate basin landscape seen from elevated public viewpoints on the ranges above to the north
- Mill Creek and its riparian corridor and associated wetlands, one of the more natural defining "watery" elements of the Basin landscape (and being restored which will raise its presence in the landscape as natural elements)

- the rocky escarpment is a distinctive and memorable natural feature, one of several such features characterising the Basin topographic character and are highly legible references to the geomorphic origins of the landscape.

3.3 Landscape Experiences of the Site

The Site is part of public experiences of landscape from:

- Malaghans Road
- Coronet Peak Road
- Coronet Peak Ski Area/Recreation Reserve
- Coronet Forest area

3.3.1 Experience from Malaghans Road

There are open views across the Site travelling both ways along Malaghans Road, as the Site immediately adjoins around 400m of the road. These open up after experiences of relative enclosure on approaching the Site. There is tall tree planting close to the road on Millbrook on the Arrowtown side, and the low glacial ridge angles in toward the road, creating the pinch point described earlier. On the Hunter Road side, travellers moving east pass along roadway hugged by tall dense cypress and hawthorn hedges, and patches of mature trees. Passing by the Site, rather denuded glacially carved rocky humps and hollows are close on the uphill/north side of the road, with the clear-felled Coronet Forest area above; whilst there are relatively expansive views down over the open pasture of the Site, to the abrupt rugged rocky escarpment face of the Wharehuanui Hills. Mill Creek studded with clumpy willows winds along the base of the escarpment. Its form is now highlighted by the pale coloured gravel trail that follows its true left bank. The latter view across the Site is the preferred view in my observation. The part of escarpment viewed is the highest and most rugged part with the most expressive legibility. The woody weed vegetation cover is also notably consistent across the scarp with the exception of the eastern Millbrook section, which has been cleared to scattered clumps within grassland.

The Site is typical of the small-scale pastoral character, containing tree and woody weed vegetation typical of the rural landscape. The Site conveys a relatively strong open character, with dense mature tree planting obscuring the McTaggart house and the farmyard/approved building platform area on the western part of the Site, and to some degree the development on Millbrook. The existing Dennison farmhouse adjoining to the west is more visible, to a Moderate to High degree. This is anticipated to reduce as planting implemented in 2018 under RM161092 matures. There is also considerable foreground clutter looking west over the Site related to firewood processing, visible curtilage with parked vehicles, two containers and stored materials on adjoining sites, and the soil screening activity on the Site. The open view over the paddock to the bluffs is of landscape that is refreshingly simple, uncluttered and coherent, and more natural in character.

The Views MR1-MR4 in the Attachments illustrate the landscape experienced from the road.

3.3.2 Experience from Coronet Peak Road and Ski Area

This is an elevated perspective with expansive panoramic views over the Whakatipu Basin including the lake, and the encirclin g mountains. The Site is a small and integral part of the more open rural areas of pastoral character including the “rougher” a reas of the escarpment with its woody weed cover. The lumpy glaciated rock ridge of the Wharehuanui Hills with their rocky escarpment facing the viewer is one of the most distinctive and eye-catching components of the basin floor landscape. The spatial pattern of more visually complex rural living areas of mature tree cover, landscape patterns including water bodies and expanses of mown grass, and numerous buildings and curtilage elements interspersed with simpler and more open expanses of actively farmed land

is laid out. The distinctive Millbrook Resort area occupies a substantial area in the closest corner of the basin by Arrowtown, conveying a more master planned urban and golf course character that has spread onto more elevated areas.

The Site is part of the Wharehuanui Hills at the eastern end of the highest and most rugged part of the escarpment. It is situated within an area of more complex rural living character landscape immediately adjacent to Millbrook. The large open paddock comprising the majority of the Site contrasts with the clutter of Millbrook, as does the highly natural and open character of the escarpment.

3.3.3 Experience from Coronet Forest Recreation Reserve

There are similar elevated and expansive views over the Basin, but these tend to look down more directly on the northeast corner of the Basin. The Site is directly below the Reserve area, identified as an open paddock and section of rocky escarpment sandwiched between Millbrook Resort and the more complex area of rural living to the west, towards Hunter Road. The pattern of rural living development over the rolling terrain immediately below the ridge is also apparent.

The Views CP1-CP3 in the Attachments illustrate the landscape experienced from these two elevated viewpoints. CP3 uses a Google Earth image as it is not possible to access this area at present, however ASLA has recently flown by helicopter and hovered at about ridge height for landscape analysis purposes related to another job.

4 LANDSCAPE SIGNIFICANCE OF THE SITE

It can be concluded from the analysis of the Site in its landscape context that the Site is significant in its contribution to landscape character and values, or detracts, in the following ways:

- Part of the immediate Malaghans Road corridor imparting strong rural character; open paddock permits views across the landscape
- Rocky escarpment of the Wharehuanui Hills is a distinctive and memorable feature, important for sense of place and wider landscape legibility (glacial heritage); maintaining strong visual connections with it is important
- Mill Creek including tributary creek and riparian wetlands are part of important hydrological elements; management for high water quality including ultimately that of Lake Hayes is a priority; there is opportunity for ecological restoration to create high value riparian corridor that will become a more important and defining landscape element
- Mill Creek also carries a public easement on the true left, to contain the new Arthurs Point-Arrowtown trail. The riparian corridor and the immediately adjoining landscape is important for the amenity of the trail, including views of the rocky escarpment.
- Discreet presence of built development within the Site is important for maintaining strong rural character and sense of openness/spaciousness. New trail is reasonably discreet and underscores the sinuous creek form, however it is an introduced cultural element including an increase in presence of people and activity. It has/will have a slight diminishing effect on open natural character and rural quiet/tranquillity.
- The existing contracting activity is a detracting element. Woody weed species detract but also contribute to natural and rural character. Detracting effect requires knowledge that they are pest plant species however. The current visibility of the domestic/residential activity and the firewood processing activity on the neighbouring Dennison property seen across

the Site to the west also detracts. It is expected planting implemented under RM161092 in 2018 will reduce the effect of the domestic/residential activity over the next few years.

5 LANDSCAPE CLASSIFICATION AND OVERLAYS

The landscape classification for the Site and its context landscape is Whakatipu Basin Rural Amenity Zone (WBRAZ). The Site does not adjoin nor is it close to any ONL or ONF. It is not in the foreground to views of ONL or ONF, as the rocky escarpment foreshortens views and forms visual enclosure looking in southwards directions from the road.

It is also not near any WBRAZ Precinct and is not within any wahi tupuna area.

6 LANDSCAPE CAPACITY

Schedule 21.22.15[14] assesses the landscape capacity for additional rural living activity in the LCU as a whole to be very low and sets out under what circumstances it may be appropriate:

ASLA does not disagree with this assessment with regards to the whole LCU. The more complex landscape with a dominant rural living character at the eastern end flavoured by the proximity of Millbrook Resort (rated as Moderate capacity) is more aptly described as Low in ASLA's opinion.

7 PROPOSALS

The proposals as a whole are shown on the Landscape Concept Plan Ref 386.LP01 dated March 2024. This plan is included in Fig. 4 the Attachments.

7.1 Subdivision

It is proposed to subdivide the Site into two Lots. Lot 2 would be the western part containing the "farm yard" area with existing Building Platform, the tributary creek, the soil screening area, and the existing drive. It would also include a section of the rocky escarpment. The area would be just over 4ha. Lot 1 of 17ha would include the large open paddocks east of the existing drive and the corresponding section of the rocky escarpment.

The boundary between the two lots would be along the east side of the existing drive, then across Mill Creek and more or less straight up the escarpment to the top. The boundary up the escarpment would not be fenced.

A new 1000m^2 BP is proposed for Lot 1. The access to the BP would use the same road entrance but then branch off to run through the open paddock and across Mill Creek to the proposed location under the rocky escarpment, o the true right of Mill Creek.

7.2 Proposed Dwelling and Building Platform

A new single storey dwelling with two outbuildings is proposed under the rocky escarpment on the true right of Mill Creek, approximately in the middle of the Site. The dwelling would be within a proposed 1000m^2 residential building platform (BP), which essentially would be the footprint of the dwelling. The separate garage and barn with storage loft would be outside the BP. The details of the proposed buildings are contained in the Mason and Wales Architectural drawing package attached to the AEE for the Macrae Residence S6 April 2024.

[14] Proposed District Plan Decisions Version March 2024

The north-facing building is some 70m long and comprised of several different units linked together. The western guest wing is set at a slight angle to the main part, and the whole is more or less aligned to run parallel to Mill Creek and the escarpment. A separate three car garage is set behind the house, and a barn with a storage loft is proposed nearby to the west. The total footprint of all three buildings would be around 964m^2 including130m^2 of covered outdoor patio areas. The dwelling would be 745m^2 including covered areas. Details of materials and colours are shown in the architectural package. In summary, roofing materials would be Coloursteel in a natural dark grey to brown grey colour limited to colours of 20% or less LRV. Walls would comprise a mix of large floor to ceiling windows in dark grey aluminium joinery, stacked schist in bagged plaster, and cedar weatherboards stained in dark earthy brown grey and grey green colours with a LRV of 30% or less. A range of suitable colours and materials is proposed to enable different applications over the different parts of the building.

The buildings would be 5.5m high over most parts but there would be some parts that would be 6-7m high (refer elevations in the Architectural Drawings). The barn is two storied with a storage loft and has a ridgeline height of 7.8m. The separate garage would be 6.4m high. Two chimneys on the dwelling would reach 7m high.

An analysis of how the proposed dwelling, separate garage and barn would comply with the zone rules and standards is contained in the AEE. Summarily, the proposal complies with these with the exception of building footprint within the BP (exceeds the maximum allowable of 500m^2) and building height (exceeds the maximum allowable of 6.5m, but is less than 8m). It is also within 20-30m of the bed of Mill Creek (the standard setback is 30m). The dwelling would be a Controlled Activity as wholly within the BP (if approved). The separate garage and barn would be Non-Complying in status as they constitute buildings ancillary to residential activity located outside an approved BP. Both also attract the matters of discretion for buildings between 6-8m high.

7.3 Access

A new access drive is proposed to diverge from the existing road into the Site a short distance from the Malaghans Road boundary. The existing road entrance would be used. The new drive would take a broadly sinuous path through the western end of the paddock to Mill Creek at a point just northwest of the proposed dwelling. It would cross the newly constructed public trail. A new bridge would be built across the creek, similar to the one in the image but using more steel componentry. Driveway, dwelling access and parking would be at the rear of the house.

7.4 Earthworks

The new dwelling would be set at a level slightly above the creek floodplain on fill, as shown on the Concept Design Plan in the architectural package. The Concept Plan in the architectural package sets it at around 410m asl. Cuts to the rear of the buildings would be required to create level areas for the new dwelling, separate garage, barn, parking and access. They would be in the order of 2-3m with a maximum cut in one small area of 3.8m. Retaining walls 1-2m high would be required at the rear in some places; in other places the slope would need to be battered back to a slightly steeper grade and revegetated. The walls are depicted in the Architects drawings as being faced with stacked schist stone. The maximum height of ground disturbance is between 414-415m altitude according to the Concept Plan in the architectural package.

A rock-fall protection bund is also required behind and slightly above the buildings. It would have native tree and shrub planting in front of it.

The new access essentially travels across gently undulating ground and would require only a small volume of earthworks essentially a scrape. The total area of disturbance, cut and fill depths, rock-fall protection bund details and volume of earthworks are shown in the proposed earthworks plans prepared by JEA contained in the AEE.

7.5 Curtilage

A curtilage area around the additional BP on Lot 1 of 5268m^2 (encompassing the 1000m^2 building platform) is defined on the ASLA Landscape Concept Plan ref. 386.LP01 May 2024. All domestic activity and amenity gardens are limited to this area. Water tanks would be located behind the dwelling where they are not visible and screened by landform and/or planting (by condition). A condition is proposed that brightly coloured plant species more than 4m high are not permitted within the curtilage. The existing building platform has an existing defined curtilage.

7.6 Proposed Planting

A range of planting is proposed. For visual mitigation and ecological enhancement purposes, native and exotic tree planting is proposed along Mill Creek on both sides on Lot 1 and to a small extent on Lot 2, and at the proposed Lot 1 dwelling site. Some of this planting is on the north side of the Trail on Lot 1 in fenced off pockets along the Trail's sinuous alignment. This would in part constitute the riparian planting along Mill Creek planned and specified by Mana Tahuna but undertaken by the Applicant. This planting would be required to be completed for 224c certification. It would be required to be retained in perpetuity (as long as there were residential buildings on Lot 1). Planting for mitigation is spread out along the breadth of the Site to avoid a focus on the dwelling area. It is intended that the tree vegetation becomes a feature more dominant than the buildings which would be more discreetly settled into the tree framework once it is reasonably mature. Specimen exotic trees would be planted as large grade 3-4m high stock.

Wetland planting dominated by sedges (Carex spp.) is proposed along the drain and through some small wetland areas alongside Mill Creek on the true left. Smaller native trees and larger exotic broadleaf trees are proposed at the north end of the drain to assist in screening out existing clutter and built form on adjoining properties in views from Malaghans Road. The tree planting would be completed for s224c certification. The sedgeland planting would have a 5-year completion period following issue of title.

Pockets of native trees and grey shrubland planting are proposed along the base of the escarpment, to kickstart ecological restoration of the escarpment by, for example providing seed source. This planting would be required to be carried out and completed in the first planting season following earthworks starting for the dwelling. Parts of it would need to be implemented on completion of the rock bund and retaining wall earthworks behind the dwelling.

Details of the planting are shown on the Landscape Concept Plan.

7.7 Riparian Management Zone (RMZ)

It is proposed to place a Riparian Management Zone back over the tributary and Mill Creek riparian corridor of proposed Lots 1 and 2. This would require the management of invasive weed species. Weeds such as crack willow are required to be removed prior to any planting and within 3 years of the date of grant of consent. Any regrowth or new populations are to be removed in an annual basis. The only planting permitted with the zone will be locally occurring native riparian species. All weed control and any planting work would be required to be in accordance with and facilitate the planned work of Mana Tahuna.

7.8 Wharehuanui Hills Management Area (WHMA)

A professionally prepared Land Management and Ecological Restoration Plan (LMERP) is proposed for the ochre shaded area on the Landscape Concept, being the steep rugged north-facing escarpment of the Wharehuanui Hills. This builds on and supercedes the Rock Ridge Management Area (RRMA) that applies under RM161092. This plan is to be prepared and approved as part of 224c Certification. Implementation is to start immediately on issue of title and it is to be completed in stages within the time frames set in the LMERP. The restoration phase is to be completed within a 25 year time frame but the area is to be managed for its values in perpetuity. The values are to be articulated in the LMERP. The LMERP is to provide for regular monitoring and reporting on targets.

7.9 Proposed Conditions

A full set of proposed conditions is contained in the AEE. These include recommended conditions made by ASLA.

8 VISIBILITY OF THE PROPOSED DWELLING AND ANCILLARY BUILDINGS

Profile poles have been erected to outline the shape of the dwelling and barn. The pole diagram is contained at Appendix A. These were viewed from various points along Malaghans Road and from the Coronet Peak Road and ski area base on 9 February 2024. The degree of visibility is assessed objectively according to a 7-point scale defined in Appendix C. Seven Photomontages in Part B of the Attachments shows the potential visibility of the Building Platform/Dwelling and Barn from the various viewpoints.

8.1 Visibility from Malaghans Road (MR1-MR4)

The proposed dwelling and barn would be visible from a section of Malaghans Road about 400m long, where it passes by the open paddock of the Site. They would be seen at the far side of the Site, across Mill Creek and nestled at the base of the rocky escarpment. They would not block views of the escarpment. Mature trees on neighbouring properties limit views to this stretch of road. The existing willows partially screen the dwelling site at present, with filtered winter views. However, the assessment has been made assuming these trees have been removed and because they are a prohibited pest species[15]. As stated earlier, it is assumed native planting over 6m wide strips on both sides of the stream will be undertaken by Mana Tahuna and/or the Applicant and in any case, prior to completion s 224c certification A number of native trees have been specifically included as part of the proposals to bulk up and give extra height to the vegetation, to screen the proposed dwelling and curtilage (refer Fig. 4). Within a few years (7-10) these plants will grow to provide partial screening. Additional large exotic (deciduous) trees are proposed to be planted to increase visual screening. Some of these will be specimens at least 3-4m tall at the time of planting. Poplars and willows are included which are fast-growing species.

The proposed buildings would be **Highly Visible** initially, assuming construction within two-three years after consent is granted, before riparian planting has grown much. Referring to the architects' rendering on pA8, the barn is more noticeable due to its height and paler schist stone cladding and its contrasting orientation relative to the long low dwelling form adjacent (albeit with north facing gable forms incorporated). Visibility would diminish as vegetation matures and attains height and density. It is anticipated it would reduce to **Moderate** within 7-10 years then **Low** in the longer term assuming good plant growth (and assuming the buildings are in place soon after planting). Recessive-ness would be assisted by the darker and more natural colours and materials of the proposed buildings.

[15] Part 34.4 Table 1 QLD Plan

During construction the earthworks associated with the buildings would be visible (cut at the rear, fill at the front)[16]. Given the low location, distance and scale of the landscape setting, they would appear small in scale and are assessed as having **Low** to **Moderate** short term visibility. After construction they would **not be visible** or would have **Very Low** visibility (mostly the front fill face which would either be retained in stone and/or timber or planted or grassed), as they would be screened by the buildings, and in time, by also by the riparian planting. The rock-fall protection bund built along the contour would be located higher up and would not be visually screened by the buildings. Given its scale initially it would be **Highly** visible. After initial grassing visibility would reduce to Moderate and as the proposed tree and shrub planting grew, eventually it would be largely screened from view.

Visual change to the landscape would be noticeable due to the proposed development including the planting, however this change has already started and will continue, due to the construction of the Trail made visible by its gravel surfacing, new fencing and the planned willow clearance and planting that will be undertaken, regardless of this proposal. The planting will come to constitute the main change to the landscape including long term transformation of the escarpment vegetation cover. It is noted that the existing willows along the creek are a relatively recent addition to the landscape. In 2004 Google Earth shows only open pasture around the creek, a simpler landscape.

Night lights of the house may be visually apparent depending on the time of year (winter deciduous tree state) and height and density of the native evergreen vegetation. If there is a consistently and reasonably dense band of riparian planting some 4-6m high night lighting visibility is more likely to be Low. It is also proposed via condition that blinds and curtains are reasonably dark (less than 30% LRV) to avoid visual prominence due to white or pale curtain backing and blinds.

The new access drive would be visible to a **High** degree as it would be located in the open paddock and some viewpoints along Malaghans Road are relatively elevated. Its path through the paddock is relatively benign visually as the ground is gently undulating and the alignment is responsive to contour. It would be a noticeable visual change however, appearing as a thin paler line in addition to the existing drive which is more visually obvious at right angles to the road. It would become more noticeable if it is fenced in the future and/or planted out with trees (which is not proposed). The existing road entrance would be shared between the two proposed Lots and would remain a simple rural fence and farm gate style. A simple low-key rural entry would be required to be maintained by condition.

8.2 Visibility in Elevated Views from Coronet Peak Road and Coronet Forest Reserve (V1, V2, VCP3)

As these viewpoints are substantially elevated above the basin floor directly northwest to north of the Site, and within a reasonably close distance (1.5km to almost 5km), the new buildings and access on the Site and any curtilage would inevitably be **Highly** visible initially. Visibility of the buildings would reduce somewhat as tree vegetation grows and provides an integrating setting, but they are likely to be at least **Moderately** visible for some time, similar to other established buildings in the context landscape. They would however be small elements and undistinguished from other built elements visible in the same landscape. As vegetation matures the built forms would appear well integrated, in their location at the base of the escarpment.

[16] Refer to the Earthworks plan in the AEE

9 LANDSCAPE AND VISUAL ASSESSMENT

Relevant objectives and policies are Ch. 27 Subdivision and Development, Ch. 24 Wakatipu Basin, Ch. 25 Earthworks, and Ch. 3 Strategic Direction of the Plan[17].

The most comprehensive set of assessment matters relevant to landscape matters in are those set out in part 27.9 for Subdivision and at part 24.7 for development within the WB RAZ although there is considerable repetition. Schedule 24.8 contains the relevant Landscape Character Unit (LCU) 1 Malaghans Valley.

All objectives and policies applicable to the proposals are covered in the AEE, but comments will be made on the policies for landscape and visual amenity aspects.

The assessment matters, relevant objectives and policies are set out in full in Appendix C for reference along with the Schedule copy of LCU 1.

The landscape and visual amenity assessment in this section is a summary under headings covering the different matters contained in all the assessment matters, matters of discretion, and objectives and policies. The full assessment under the matters is contained in Table 1 at the end of this Report.

The overarching objective is reflected in the Zone purpose is "*to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities.*"[18] In the WB RAZ, it is recognised that it is approaching saturation point for residential development, beyond which rural landscape character and associated values are likely to be significantly degraded or lost. There is some further capacity in certain areas but a careful approach to location and designing additional residential development is required including earthworks, access and planting. The capacity of the MV LCU is scheduled as Very Low overall but in ASLA's view it is Low at the east end of the Unit.

9.1 Assessment Methodology

The framework for assessment of landscape and visual effects in the WB RAZ is set out in Chapters 3, 24, 25 and 27 of the Plan, driven by the assessment matters.

The assessment approach requires identification of the key elements, characteristics and attributes that make up the particular landscape character of a defined landscape area (the context landscape for the purposes of project assessment); and the explicit identification of values including visual amenity values. This assumes the current landscape's character is appropriate and desirable and presumably values other than amenity are also to be maintained or enhanced.

The Schedules in Part 24.8 of the Plan are intended to provide this information at a broad level. At a project assessment level, it is necessary to analyse the particular landscape context which will typically be nested within the broader landscape character units in the Schedule and to identify any more confined landscape character areas relevant to the application Site; and to determine the values particularly associated with that area, and how and to what degree the Site contributes to those. Proposals in areas rated to have Very Low, Low or Moderate-Low development capacity are to be assessed against the landscape character and amenity

[17] This assessment uses the appeals version of these chapters dated March 2024

[18] Ch.24 24.1 Zone Purpose – Appendix A: Tracked change update to the Topic 25/30 provisions reflecting First and Second Interim Decisions of the EnvC. March 2024

values of the landscape context and the wider landscape character unit they are located within, as well as the Wakatipu Basin as a whole[19]. This analysis and evaluation has been set out in Parts 5 and 6 of this report.

Te Tangi a te Manu Aotearoa NZ Landscape Assessment guidelines are referred to for assessing the degree of landscape and visual effect (Paragraph 6.21 particularly). This is compared to RMA terminology in accordance with parts 6.36 to 6.38 of the Guidelines.

The table below sets out how ASLA assesses effects, the differences being that in ASLA's opinion some Low-Moderate degrees of effect can have a Less than Minor effect, and some Moderate degrees of effect can be have Minor ratings, depending on context and the nature of the effect. The guidelines suggest avoiding an overly mechanical approach.

Ranking Increments	Very Low	Low	Low-Mod	Moderate	Mod-High	High	Very High
ASLA	Less than Minor to Negligible	Less than Minor to Minor	Less than Minor to Minor	Minor to More than Minor	More than minor	Significant	Significant/ unacceptable
NZILA	Less than Minor	Less than Minor to Minor	Minor	More than Minor			
INSIGNIFICANT			SIGNIFICANT				

ASLA's definitions of the degree of adverse or positive effect are set out in Appendix B.

9.2 Assessment of Effects on Landscape Character and Amenity Values

The following assessment is a summary of the full assessment under the various assessment matters and matters of discretion in the Plan. It is set out under headings related to the different matters.

9.3 Visual Amenity Effects

The visibility and nature and degree of visual change to the landscape viewed from Malaghans Road (the main view to consider) and from various places across the Coronet Peak/Bush Creek Ridge to the north, is described in part 8 of this Report. The seven photomontages in my Attachments and the artist impressions in the Architect plan bundle in the AEE illustrate the nature of potential visibility and visual effect. These renditions are prepared without any of the proposed planting in place.

The short-term visual change would include the introduction of the built forms, the rock-fall protection bund and new access drive, and extensive planting which would be mostly native. Some of this change is likely to happen along Mill Creek regardless of this Application through the Mana Tahuna programme of works (removal of crack willow, riparian and wetland planting/restoration). The timing of this work within the Site is unknown at this stage. The public Trail along Mill Creek is a new cultural feature in the landscape.

[19] Ibid.

From Malaghans Road, the visibility of the proposed buildings would be High (but not Visually Prominent) for some 3-5 years, after which the riparian planting would have matured to start reducing visibility to Moderate then Low as it approaches full maturity (estimated to be within 7-10 years with good plant care). The single-storey compartmentalised form and recessive appearance of the proposed buildings, and the location of the BP/buildings underneath a large and dominating landform set well back from Malaghans Road on the far side of a riparian corridor, are key factors avoiding visual prominence from the outset. This is despite the breaches of standards for height and building footprint, and the location of the Barn outside the BP (the separate garage would not be visible). The degree of visibility will depend on timing following mitigation planting (by s224c stage). It has been assumed construction would begin as soon as possible. The planting includes a number of specified native trees and exotic trees along Mill Creek for visual screening/filtering purposes but set out along the creek so as to avoid drawing attention to the building node. The proposed new drive across the open paddocks would be Highly visible but appear well-related to landform. It would be seen in conjunction with the existing drive and the new trail, thus have a cumulative visual effect. No planting is proposed related to the new drive, to avoid drawing attention to it.

With respect to a pleasing and visually coherent expression, there are no significant adverse effects caused by inappropriate location and design of elements or earthworks with respect to landform integrity and legibility, or topographical and vegetation pattern. The broad pattern of open valley floor in managed pasture, slightly meandering linear Mill Creek with riparian vegetation and the abrupt rugged escarpment with "wilder" woody cover would be enhanced, as a positive effect of Low degree. The boundary proposed between Lots 1 and 2 would have no new visible expression as it follows an existing fence, and no fencing is permitted on the escarpment under the RRMA or the proposed LMERP. The proposed new access drive constitutes an adverse effect on visual coherence of a **Low** degree due to the cumulative effect with the existing drive. The outcome appears somewhat unnecessary and fragments the open space. The rock-fall protection bund would initially appear as a somewhat unnatural band of bare ground across the base of the escarpment behind the buildings but it would be along the contour and would quickly recede visually once grassed over, and eventually planting would screen it out. It would thus have a very short-term **Moderate** (more than Minor) adverse visual amenity effect (maybe 3-6 months) which would reduce to **Low** (less than minor) and then disappear over time (5-7 years). This effect would be similar to and cumulative with the excavations needed to construct the buildings which would remain visible until the buildings were complete thus masking them (assuming the work was undertaken before mitigation planting was tall and dense enough to prevent visibility of the dwelling area).

The key view from Malaghans Road across the open paddock to the escarpment would be retained largely as it is. The base area of vegetation would change as riparian and base-of-slope planting matures, and over time, the intent of the LMERP is to transition the woody weed cover into native species. This is considered to improve visual amenity with enhanced naturalness as well as the inherent visual qualities of the new vegetation. The three new buildings, or a future dwelling within the BP, and associated earthworks and curtilage development would also be in the base of the view but over time it is expected these would become recessive and discreet elements of Low to Very Low visibility. The replacement of rank grass along the drain to sedgeland with some native and exotic tree planting at the top end is also considered to be an improvement of visual amenity, helping to block views of the cultural "clutter" on the neighbouring property to the west.

The design and appearance of the proposed buildings is considered to confer high visual amenity in its particular rural setting. The long form of the dwelling demonstrates sensitivity to the linear nature of the space it is set in. The way the pitch-roofed dwelling form is comprised of several individually small-scale interconnected units breaks up and articulates the form, preventing a sense of bulk. The consistent use of materials and colours across the buildings (timber and stone and earthy colours of moderate to low LRV) is respectful and complementary to the rural character and reinforces a farmstead character. A condition is proposed that interior window treatments are also of low reflectivity to avoid contrast. As a whole, the group of proposed buildings would have

the appearance of a farmstead nestled unobtrusively in the landscape which is considered appropriate and visually pleasing. The Site retains large working farm paddocks to support that and also large areas of native vegetation to maintain. The scale and design of the building node is also considered complementary to the character of built form in the neighbouring Millbrook Resort LCU to the east.

In elevated views, the location of the elements of the proposed development would generally appear appropriately located with respect to integration with, and enhancement of, existing land use, landform/waterform and vegetation patterns, and to be of appropriate scale and design. The exception is the double driveway effect which would be more readily apparent in these views, in conjunction with the pale sinuous line of the new Trail following the creek. This would have an adverse cumulative domesticating effect and reduce attributes of natural character and openness. These effects on landscape character are discussed further below.

No key views of ONL or ONFs would be affected

Overall, with regard to the key visual amenity values of the LCU, the proposed subdivision and development would maintain the visual amenity associated with relatively open, visually coherent, rural landscape of the scenic corridor of Malaghans Road. In particular the view of the rocky escarpment would be retained. In elevated views, the proposal would also appear in keeping with the landscape pattern. In the medium to longer term visual amenity effects would be positive to a **Low-Moderate** degree (Minor). The presence of the new driveway through the open paddock next to the road does not have adverse visual effect per se with respect to visual coherence, however it has adverse effects on attributes of openness and naturalness, which are discussed further below as character attributes. There would be a very short-term **Moderate** (more than minor) adverse effect associated with the rock-fall bund, and initial excavations for building work.

9.4 Landscape Character Effects

This assessment is primarily with respect to the character of the context landscape and its attributes with additional comment with respect to the whole LCU as required by the provisions.

Overall, the proposal is considered to be in keeping with and to **positively** affect the landscape character of the context landscape and that of the wider LCU. The degree of effect is generally of a **Moderate** to **Moderate-High** (more than minor) (local context landscape) to **Low** or **Very Low** (less than minor) (LCU and wider Basin). There is one **adverse** effect of **Low-Moderate** and **Low** (minor) degree on the attributes of openness and naturalness.

The proposed subdivision and BP/residential development would not have an effect on **individual landforms or waterforms or their legibility**, or on the **overall topographic structure and pattern** evident in public views. The integrity, legibility and visual prominence of the distinctive landform of the rocky escarpment of the Wharehuanui Hills would not be affected. Existing vegetation patterns would be broadly retained and underscored, with extensive riparian planting of native species along Mill Creek and the existing drain replacing rank grass, and woody cover across the escarpment gradually transitioning into native species. Species selected to be used are locally occurring native species (as per the Schedule provided by Mana Tahuna) or exotic trees species in keeping with the existing diverse range of species present. The augmentation of vegetation pattern is considered to be a positive effect of **Low** degree, increasing to **Moderate-High** over time with the context (less than minor to more than minor or significant). The degree of positive effect would be lower in the wider LCU, closer to **Low**. The pattern and species proposed would be consistent and augment the existing vegetation patterns, and also improve the presence of native plant communities in the landscape which is considered desirable.

Residential land use on small rural blocks for lifestyle, hobby farming and/or recreational activities is the dominant land use at the eastern end of the LCU, so this proposal would be consistent with that. The wider **pattern of land use** and disposition of open farmland and more settled rural living areas through the LCU would not be altered. Residential development is generally subservient to landform and vegetation.

In ASLA's opinion, the proposed buildings as a node of built form would have the appearance of a farmstead. The location, scale, form and appearance of the proposed buildings, or a future dwelling within the BP governed by the proposed conditions, are considered to be appropriate for the rural landscape character and the particular setting under the Wharehuanui Hills and next to and engaging with Mill Creek. The appearance of the buildings is also considered to be complementary to the adjoining Millbrook Resort landscape character.

The location retains the 180-190m wide open pastoral space between Malaghans Road and Mill Creek, and takes advantage of the riparian planting, augmented by more tree planting for visual screening and filtering with respect to views from Malaghans Road. In ASLA's opinion, the residential development would be characteristically subservient as a landscape element despite the breaches of height and footprint and the two buildings outside the proposed BP. It is noted that a 70m long dwelling could still be within a 1000m^2 BP (one that is 70m x 14.2m), although this assumes such a BP would be approved. ASLA considered that the long form of the dwelling is a sensitive and appropriate response to the space the BP is set in. Subservience would be conferred from the outset by the generous setback from Malaghans Road, the location between Mill Creek and the escarpment, the dominating effect of the escarpment, the recessive single-storey appearance of the dwelling, and the proposed and planned riparian planting including trees spread up and down the creek to avoid a focus on the building node. Subservience would be moderate initially, due to the short-term high visibility, but become stronger over time when landform and vegetation come to dominate and define the landscape character. This may be achieved within 7-10 years with good plant growth. It is to be noted that assessment has assumed the crack willows will be removed.

The existing degree of **spaciousness and ruralness** would be retained. This is largely due to the location of the proposed BP/buildings on the far side of Mill Creek relative to Malaghans Road, retaining the large roadside paddock as productive open pasture; and because there is to be extensive riparian planting along Mill Creek in any case, with the proposed development being located behind it. The rocky escarpment would retain its more natural and "wilder" character.

With respect to **open space or openness** (the relative presence of built form and other cultural "clutter" and human activity), the presence of the proposed BP/ buildings and curtilage would inevitably reduce these attributes. The degree of this adverse effect is assessed as being **Low-Moderate** (minor) initially reducing to **Low** (less than minor) within the context landscape and **Very Low** in the wider LCU within a period of 7-10 years assuming good vegetation growth. As explained above, a good level of subservience could be achieved within 7-10 years. The attribute of openness is not as strong over the eastern part of the LCU due to the prevalence of rural living land use with tree vegetation in a narrower valley landscape with more complex topography. The paddock on the Site is one of the larger open pastoral spaces in this part of the LCU. The construction of the public trail as a readily visible pale linear cultural element along its lower edge following Mill Creek has impacted on this to a Low degree. Public use of the Trail will increase the detracting effect on openness.

The location of the residential development and other factors described above effectively mitigate effects on openness, despite the large scale of the proposed dwelling and buildings outside the BP. It is to be noted that the existing BP on the proposed Lot 2 and the existing dwelling and curtilage elements on the Dennison property to the northwest (which are currently visible) are required to be screened by planting in the tributary creek corridor. This is understood to have been confirmed by Council as completed in 2018. This planting however would not screen activities on the east side of the creek corridor in existing Lot 4 (which is currently a

firewood operation). Tree planting along the top of the drain and driveway on proposed Lot 1 is proposed to assist with screening the cultural "clutter" on the adjoining property (which the tree planting under RM161092 would not screen) in views from Malaghans Road. This would improve the sense of openness overall. It is not known to what extent the Mana Tahuna work programme includes willow removal and riparian restoration planting along the Mill Creek tributary that runs through proposed Lot 2.

In ASLA's opinion there is adequate retention of open space to maintain the overall sense of openness/open space and a strong rural character (albeit of a rural living flavour) within the landscape context. At the wider LCU and Basin scale, the degree of effect diminishes significantly as the Site is not associated with the much larger areas of open farmed space further west in the LC U.

One aspect of the proposals however that has an adverse effect on openness and naturalness, or natural character, is the prop osed new access drive. Whilst the road entrance and first 18m or so of existing drive is shared, there would be a double driveway effect, in addition to the visible new trail element along Mill Creek. The effect is slightly mitigated by the sympathetic lines of t he new trail and driveway, and by the improved openness by screening out the neighbouring development. Taking into account t his mitigation, the proliferation of these linear cultural elements reducing these attributes in the context landscape is an adverse effect o f **Low-Moderate (Minor)** degree in ASLA's opinion but is of a **Low (less than Minor)** degree with respect to the LCU and wider Basin landscape. This effect could be avoided by using the existing drive as far as Mill Creek then following the true right bank or escarpment base to the proposed Lot 1 BP. Alternatively, limiting the new drive to the lower paddock closer to the true left of Mill Creek would reduce the effect to Low. Planting could be used here to screen the drive and the trail without affecting the ove rall sense of openness and spaciousness of the roadside paddock, or blocking views of the escarpment, or introduc ing contrived vegetation patterns.

Natural character would both be diminished (through introducing cultural elements, visible earthworks and domestic activity) and improved (through the restoration planting). Short term effects (up to 5-7 years) on natural character would be **adverse** and of a **Low** (Minor) degree. The overall outcome in the medium to long term would be to slightly improve natural character (a **Low** positive effect) but the degree of natural character would remain no more than Moderate due to the high degree of human modification and ongoing management remaining prevalent. Over time the escarpment may attain a **High** degree of natural character.

Natural character of the escarpment would be protected as a minimum and improved under the proposed L andscape Management and Ecological Restoration Plan, over a period of some 20-25 years. The proposed reinstated Riparian Management Zone would ensure that the considerable native planting undertaken is maintained in a weed-free state and that only appropriate native species can be planted. The effect of the riparian ecological restoration itself (in an ecological and natural character perceptual sense) is considered to be positive to a **Moderate-High** (significant) degree in local context and a wider **Moderate** (minor) degree in the LCU.

The intrusion of the BP/dwelling into the 30m Mill Creek setback is not considered to result in meaningful adverse effects on the natural character of Mill Creek and its margins, given the nature of the proposed riparian planting and the existing modified nature of the riparian margin with Moderate natural character (being just open rough pasture, invasive crack willows and planted fla x). The curtilage would potentially have more effect on natural character but it is not required to be outside the setback. Nevertheless, the curtilage is not considered to have more than **Very Low (less than minor)** adverse effect on the natural character of the creek and its margin given it only affects a small area of margin. The construction of the public Trail has had a greater effect on natural character (but with acknowledged public access and recreational activity benefits, considered to outweigh the adverse effects on character in the decision granting consent).

The following section addresses the **key values** the Site has from part 5 and 6 of the Report and how they might be affected by the proposed subdivision and development.

*5.3 It can be concluded from the analysis of **the Site in its landscape context** that the Site is significant in its contribution to landscape character and values, or detracts, in the following ways:*

- *Part of the immediate Malaghans Road corridor imparting strong rural character; open paddock permits views across the landscape*

  A strong rural character to the road corridor would remain with the adjoining large open paddock largely unchanged, apart from the access drive. The views across the paddock to the escarpment would be fully retained.

- *Rocky escarpment of the Wharehuanui Hills is a distinctive and memorable feature, important for sense of place and wider landscape legibility (glacial heritage); maintaining strong visual connections with it is important*

The rocky escarpment would remain in full unobstructed view, as a distinctive and highly legible landscape feature contributing strongly to sense of place. Its appearance would gradually improve with native species replacing weed species.

- *Mill Creek including tributary creek and riparian wetlands are part of important hydrological elements; management for high water quality including ultimately that of Lake Hayes is a priority; there is opportunity for ecological restoration to create high value riparian corridor that will become a more important and defining landscape element*

Mill Creek would be maintained in its natural form and would be enhanced by the riparian planting.

Mill Creek also carries a public easement on the true left, to contain the new Arthurs Point-Arrowtown trail. The riparian corridor and the immediately adjoining landscape is important for the amenity of the trail, including views of the rocky escarpment.

The amenity of the trail would be retained. The riparian planting - which is likely to be undertaken regardless of the proposals - will limit views south to the escarpment intermittently. Views from the Trail - being an easement over private land - are not required to be assessed, however.

- *Discreet presence of built development within the Site is important for maintaining strong rural character and sense of openness/spaciousness. New trail is reasonably discreet and underscores the sinuous creek form, however it is an introduced cultural element including an increase in presence of people and activity. It has/will have a slight diminishing effect on open natural character and rural quiet/tranquillity.*

The new dwelling and Barn would be Highly visible initially and would not be discreet although setback and location avoid visual prominence. Visibility would diminish over time however and once vegetation proposed and planned has been established and is reasonably mature, discreetness/subservience would be achieved. This may take 7-10 years to achieve a moderate level of discreetness, and 10-20 years for a higher level, depending on how well planting is cared for. A strong rural character would be maintained. Openness and spaciousness would be slightly diminished to create an adverse effect of a **Low** (less than minor) degree by the buildings, and to a **Low-Moderate** (minor) degree due to the proposed double access. This is a cumulative effect with the new trail and existing access drive.

- *The existing contracting activity is a detracting element. Woody weed species detract but also contribute to natural and rural character. Detracting effect requires knowledge that they are pest plant species, however. The current visibility of the domestic/residential activity and the firewood processing activity on the neighbouring Dennison property*

seen across the Site to the west also detracts. It is expected planting implemented under RM161092 in 2018 will reduce the effect of the domestic/residential activity over the next few years.

Proposed planting along the upper part of the existing and new driveway is intended to contribute to reducing visibility of these detracting elements to restore visual coherence and reduce apparent domestication for an improved sense of openness. Restoration of the escarpment would transition weed cover into native cover, over a long period of time.

*In 5.2 **With respect to Basin-wide values**, the key contributions of the MV LCU and the landscape context for this assessment are considered to be:*

- *relatively strongly rural landscape corridor to Malaghans Road with a more prevalent open pastoral character*

This would be retained as the proposed building node would be set well back on the far side of Mill Creek. The open pastoral character of the large paddock adjoining the road would remain largely unchanged. It would contain the new access drive.

- *immediate foreground to views of ONL to the north from Malaghans Road*

n/a

- *Immediate basin landscape seen from elevated public viewpoints on the ranges above to the north*

The proposed buildings and associated curtilage and access drive would be seen as new landscape elements, but they would "fit in" to the existing pattern and appear to relate well to and retain the key natural landscape elements of the northern escarpment and Mill Creek. The double driveway effect would be noticeable and cumulatively, with the new trail and existing access, there would be a **Low** (less than minor) detracting effect related to landscape coherence, naturalness and openness, with increased presence of cultural elements and domestication. Mill Creek would be highlighted as a natural element. The landscape viewed would retain its qualities overall in my opinion, but naturalness and openness would be reduced constituting an adverse landscape effect that is **Very Low.**

- *Mill Creek and its riparian corridor and associated wetlands, one of the more natural defining "watery" elements of the Basin landscape (and being restored which will raise its presence in the landscape as natural elements)*

Mill Creek would be maintained in its natural form and would be enhanced and highlighted as a natural element.

- *the rocky escarpment is a distinctive and memorable natural feature, one of several such features characterising the Basin topographic character and are highly legible references to the geomorphic origins of the landscape.*

The rocky escarpment would remain in full unobstructed view, as a distinctive and highly legible landscape feature contributing strongly to sense of place. Its appearance would gradually improve with native species replacing weed species.

9.5 Effects on ONL and ONFs

The proposed subdivision and residential development would not have an effect on any ONL or ONFs. The Site is not in the foreground of views of ONL or ONFS.

9.6 Defensible Precinct Boundaries

The Site is not adjacent to any Precinct and would not affect any Precinct boundaries.

9.7 Public Access

The existing new public access along Mill Creek within the recently established easement would not be hindered by the propose d development. There are minor safety considerations at vehicle crossing points which are covered in the AEE.

9.8 Ecological Restoration and Enhancement

The proposed development provides for significant ecological restoration and enhancement. Overall this is considered to be a **High** positive effect in the longer term as vegetation establishes and starts to provide habitat, with a **Moderate** (minor) positive effect in the wider LCU and Basin. In addition, native tree planting and sedgeland planting to replace the rank grass along the drain is proposed between proposed Lots 1 and 2.

The proposal includes the planting of patches of native trees and grey shrubland long the base of the rocky escarpment, as the base and a seed source to kickstart the WHMA and LMERP.

No aspect of the proposal would involve physical modification of the riparian or rocky escarpment areas or removal of any exi sting native vegetation (which has been planted in any case, mainly the flax along the creek). There are bank improvement and two possible sediment retention ponds proposed under Mana Tahuna work programme as approved works to improve the overall functioning of the creek. The construction of the bridge on the drive would be unlikely to affect the creek itself or its ban ks in a more than very minor way.

The proposals would involve removal of crack willow, and on the escarpment, woody weed species over time as part of the LMERP . The proposed RMZ would ensure invasive weeds are controlled or prevented form establishing within the riparian areas.

9.9 Heritage, Cultural/archaeological and Mana Whenua Values

There are no known values of this nature on the Site. Overall, the proposal is likely to contribute to broader mana whenua va lues through the ecological restoration efforts in collaboration with Mana Tahuna.

9.10 Consent Notice Conditions and Covenants/Bonds and Recommended Conditions

The proposal includes a management and restoration plan for the WHMA, through the LMERP. On-going weed control and maintenance of the riparian plantings would be ensured through the proposed RMZ. A covenant or condition over the large paddock adjoining the road to prevent tree planting that would block or interfere with views of the escarpment from Malaghans Road is recommended.

There are a number of existing consent notice conditions which apply to the existing Lot 5. These would be used to inform a new set of conditions applying to the proposed Lots 1 and 2.. Recommended conditions to manage landscape effects are:

Built Form

- All buildings shall be located within the Building Platform except as shown on the approved landscape plan
- Buildings outside the Building Platform on Lot 1 are limited to the Garage and Barn as described on the *(ref Architects plans)*
- All joinery and spouting, downpipes ect shall match or be of similar colours to walls and roof.
- Any accessory buildings shall be consistent in appearance to the primary building.

- Water tanks shall be black, grey, olive green or brown in medium to dark hues and buried or screened so they are not visible from outside the Lot.
- Lighting controls, and window covering controls

Landscape Controls

- All domestic elements and activity shall be contained within the curtilage such as mown lawns, flower and shrub beds, vegetable gardens and orchard, patios and paved areas, dog kennels, pools, clothes lines, compost storage, garden sheds, parked trailers, caravans, boats, etc. No exotic plants taller than 4m are permitted except for exotic trees of similar character to Golden Willow, Pin Oak, English Beech or Poplar. No trees with brightly coloured foliage are permitted.
- All fencing and road entrances shall be of typical low-key rural character, limited to post and wire fences and timber fences and/or stone walls under 1.2m high. Concrete and steel may form minor components. All components shall have a natural finish or be painted in earthy grey or brown colours. Entrance wing walls shall be no more than 5m long.
- Mitigation and framework planting shall be in accordance with the approved Landscape Concept Macrae Property ref. 386.LP01 1:2000 dated May 2024. Plants shall be maintained with mulching, irrigation and protection from stock and browsing /digging by pests. Trees shall be staked. Any plant that dies, is damaged or fails to thrive shall be replaced in the next planting season.
- No trees shall be planted in the paddock between Mill Creek and Malaghans Road that would substantially block or interfere with views of the Wharehuanui Hills escarpment.
- Planting shall be carried out as follows:

Riparian bands along Mill Creek in Lot 1 including the specified native trees	Completed prior to s224c certification (in collaboration with Mana Tahuna)
Exotic trees	Completed prior to s 224c certification
Trees in Drain corridor (exotic and native)	Completed prior to s224c certification
Sedgeland planting along drain and trail on Lots 1 and 2	completed within 5 years of issue of title
Native tree and shrubland planting on Lots 1 and 2	Completed within first or second planting season after construction of dwelling starts

- Riparian Management Zone (RMZ)

Within the RMZ shown on the the approved Landscape Concept Macrae Property ref. 386.LP01 1:2000 dated May 2024 all invasive weeds shall be removed within 3 years of issuing of title. Weed control will continue on an ongoing basis to prevent any reinvasion or new weed species invading. Planting wthin the RMZ is limited to native species only that would naturally occur within the RMZ.

- Wharehuanui Hills Management Area (WHMA)

A Land Management and Ecological Restoration Plan is to be prepared by a suitably experienced and qualified ecologist familiar with the Wakatipu Basin environment and submitted to Council for approval for s224c certification. Implementation shall be initiated on issue of title. The LMERP objectives are to retain and improve the natural character and ecological health by transforming the woody weed cover over time to native vegetation of species that would naturally occur across the escarpment (including trees, shrubs, grasses, ferns, scramblers, herbs). This would be achieved through active planting and promoting natural regeneration. Grazing and development of any kind including fencing and earthworks is not permitted with the WHMA except where necessary for and facilitates restoration. The LMERP is to be implemented in stages over a 25 year period (or shorter) as advised by the ecologist. The LMERP shall provide for regular monitoring and reporting to Council in accordance with targets defined in the LMERP.

On Lots 1 and 2 the WHMA shall replace the Rock Ridge Management Area under RM161092 as varied by RM17115.

9.11 Relevant Objectives

Ch. 27 Subdivision and Development

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

The proposed development as a whole recognises, respects and incorporates the key natural features of the Wharehuanui Hills escarpment and Mill Creek and "natural wetlands" within the subdivision and development design. The escarpment and riparian corridor would be protected and enhanced. The extent and timing of the riparian enhancement works through Mana Tahuna is not known at the time of writing. The application includes provision for completing these works as a condition of consent as they are also relied upon in Lot 1 for mitigation of the proposed BP and buildings and associated development.

27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments

There would be minimal physical effects of the proposed roading. The proposed access drive would have visual and landscape character direct and cumulative effects that are adverse to a **Low-Moderate** degree related to visual coherence, openness and natural character, and domestication. This effect could be mitigated or avoided by re-locating the access.

Ch. 24 Wakatipu Basin

24.2.1 **Objective - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.**

The Site's context landscape has Low capacity to absorb further residential development and the wider LCU has Very Low capacity.

The scale, nature and design of the proposal as a whole is considered to maintain or enhance landscape character and associated values including visual amenity values. There are some direct and cumulative adverse effects of a Low to Low-Moderate degree on openness, visual coherence and natural character. The degree of adverse effect diminishes when considered in the wider context of the LCU or whole Wakatipu Basin, to Low or Very Low. These can be largely mitigated by planting that in itself would have positive effects on landscape character, visual quality and biodiversity and ecological function of **Moderate to Moderate-High** or **High** degree, with the exception of the effects of the new driveway which can only be mitigated by re-location.

The proposed development would not compromise the key characteristics and values set out in the Malaghans Valley LCU in Schedule 24.8, with the exception of the Low/Low-Moderate adverse effect of the new driveway on openness. Despite the scale of

the dwelling and the location of two proposed buildings outside the BP, and initial high visibility, the built form would be subservient elements in the landscape from the outset. Visibility would decrease within 3-10 years and vegetation cover and landform would dominate. The important views of the rocky escarpment from Malaghans Road across the open paddock would be maintained. In time the appearance of the escarpment would change as it transitions to native cover. This is considered to be a gradually increasing positive effect that would be ultimately High in degree.

The overall impression of open pastoral character and a rural landscape dominated by vegetation and landform between Millbrook Resort/Arrowtown and Littles Road basin would be maintained.

There would be no effects on ONL or ONFs and views of them; or on the boundary definition of any Precinct.

The proposal is not considered to result in the landscape capacity being exceeded.

24.2.4 Objective – Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

There would be direct and cumulative positive effects on water quality and ecological quality. Natural features and their function on the Site would not be affected by the development in any adverse way. Wilding exotic trees would be removed. These outcomes would be achieved in collaboration with Mana Tahuna.

25.2.1 Objective - Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.

The proposals would achieve this objective, with the exception of the Low-Moderate adverse effects of the proposed drive and initial Moderately adverse effects of the rockfall bund. The natural character of Mill Creek and its margins and the wetlands, and the natural landforms on the Site would not be adversely affected. Existing public access would not be adversely affected.

Ch. Strategic Direction

3.2.5 **The retention of the District's distinctive landscapes**

The proposal as a whole would maintain or enhance the landscape character and amenity values of the Malaghans Valley LCU. This is largely due to the discreet and visually coherent location and the design of the proposed buildings set well away from Malaghans Road to the south of Mill Creek, maintaining the large open paddock in between; to the extensive native planting that will and would be undertaken in conjunction with Mana Tahuna along Mill Creek and along the base of the escarpment; and to the proposed LMERP and RMZ. This matter is addressed in detail under assessment matters for 27.9.3.3. The only aspect of the proposals that would have an on-going adverse effect on character and amenity values of Low-Moderate (context landscape) to Low degree (LCU and wider Basin) is the proposed additional access drive through the open paddock.

The landscape capacity for additional residential development within the LCU and within the Basin as a whole would not be exceeded.

The distinctive natural environments and ecosystems of the District are recognised and protected, namely Mill Creek and the rocky escarpment. This would be achieved in collaboration with Mana Tahuna and through the proposed RMZ and WHMA with its LMERP.

10 CONCLUSIONS

My overall conclusion is that this proposal for subdivision and residential development including specific design for three buildings would be unlikely to result in significant adverse effects on landscape character and associated values including visual amenity. This is with regard to the context landscape nested within the Malaghans Valley Landscape Character Unit, and the wider Wakatipu Basin.

In my view, it is an appropriate development consistent with the landscape character of its context landscape. There would be short-term adverse effects of a Low degree on openness and natural character, which would be reduced to Very Low as planted native and exotic tree vegetation grows. There would be positive effects on landscape character and visual amenity, and on ecological values, that are considered Moderate increasing to High over time as vegetation matures.

An adverse effect of Low-Moderate (minor) degree that would persist from the outset is the double-drive effect, which cumulatively with the public Trail along Mill Creek and the existing access, would reduce openness and naturalness and express increased domestication. Alternative locations are recommended to avoid and mitigate the effect, so it is no more than Very Low.

There would also be very short-term adverse effects that would be Moderate (more than Minor) on visual amenity and natural character due to the rock-fall protection bund and excavations for the building sites. This adverse effect would diminish to Low to Very Low as buildings mask the works and the bund is grassed followed by planting reducing visibility.

Anne Steven

Registered Landscape Architect

2 May 2024

APPENDICES

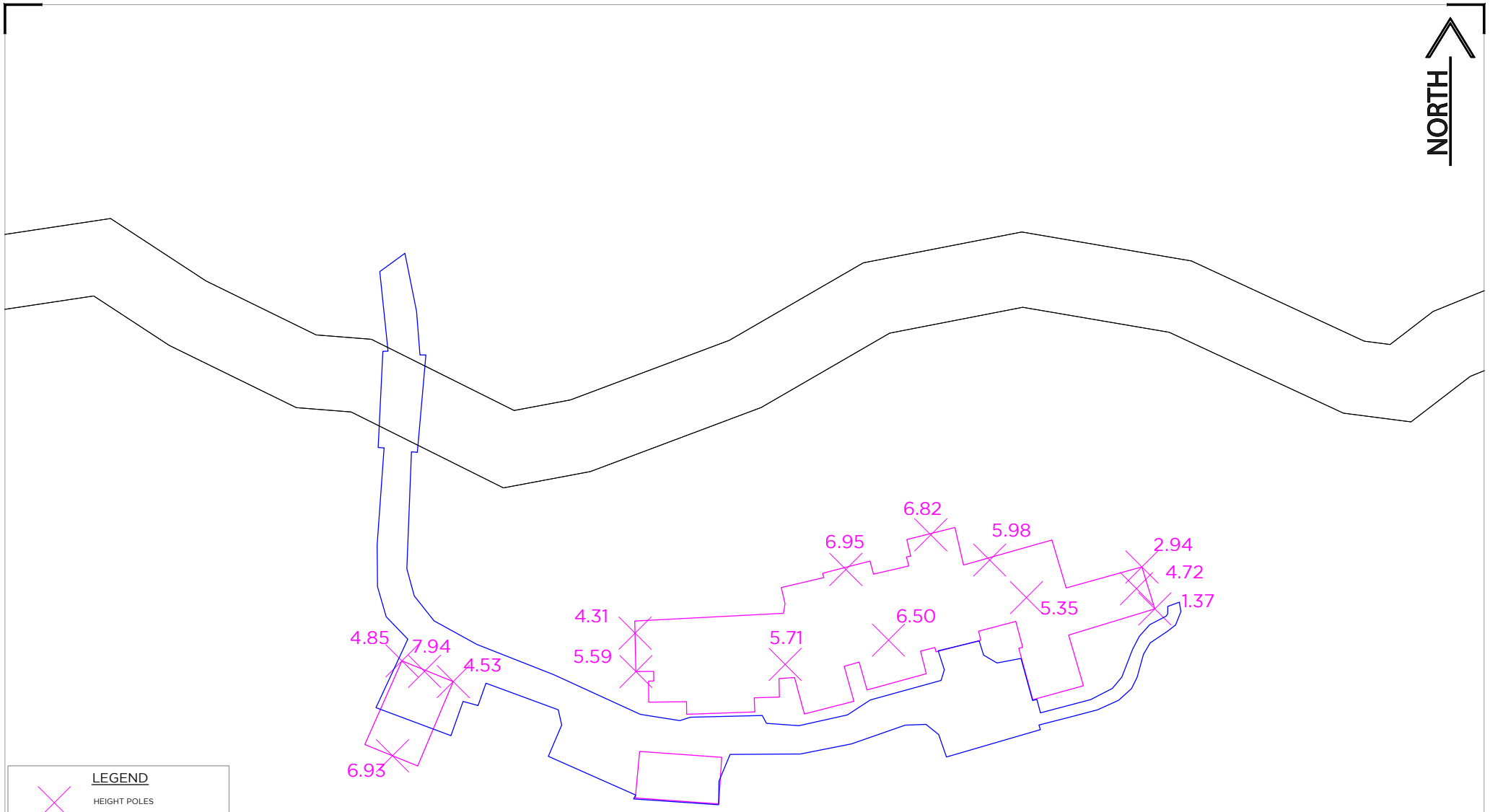
to the Landscape Assessment Report
Proposed Subdivision and Residential Development
Macrae Property 832 Malaghans Road

Anne Steven
Landscape Architect

MAY 2024

APPENDIX A

Location of Profile Poles



ISSUED FOR REVIEW - 09.02.24

JEA TOWN PLANNERS & SURVEYORS

CLIENT: MACRAE

NOTES:
- ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE.
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HEIGHT POLE LOCATION AND HEIGHTS
LOT 5 DP 521688
832 MALAGHAN ROAD

REV.	DATE	REVISION DETAILS	BY

SURVEYED	SIGNED	DATE	JOB NO.	DRAWING NO.
MF	CW	08.02.24	23016	01.01
DRAWN	CHECKED	DATE	SCALE	
MF	CW	09.02.24	1:500m @ A3	
DATUM & LEVEL				REV.
MT NIC 2000 - NZVD16				-

C:\Users\Mecaela JEA\JEA - Shared Documents\Clients\2023\23016 - 832 Malaghans Road - Macrae\Survey\CAD\23016.05.01 Site Plan.dwg Plotted: 09.02.2024

APPENDIX B

Landscape Assessment Ratings

- Visibility
- Visual Amenity Effect
- Landscape Effect

Landscape and Visual Assessment
PROPOSED SUBDIVISION AND NEW DWELLING
Macrae Property, 283 Malaghans Road

Anne Steven
Landscape Architect
Wanaka

March 2024

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT RATING DEFINITIONS

Visual Effect - Visibility Rating Method

The degree of visibility of the proposed development from a particular viewpoint, or from collectively a number of viewpoints, has been rated as follows:

Visually dominant – the element being assessed is fully visible, stands out and attracts the most visual attention rendering all other elements subordinate and less influential

Visually prominent – the element is fully to mostly visible, is very noticeable and may be a visual focus but is co-dominant with other elements

Highly visible (but not prominent) – the element is easy to see and most or all of its form is visible but there are other elements that are a visual focus or dominate visually

Moderately Visible – the element is partially visible and is less easily discernible as an entity, it is not a visual focus and is visually subordinate to other landscape elements

Low visibility – very little of the element is visible, it can be discerned but it is a minor landscape element

Very Low – hardly any of the element is visible such that it is easily over looked or missed; it may not be recognised.

Not Visible

Adverse Visual Amenity Effects Rating

Very High – the proposal changes the scene to such a degree that valued visible elements and patterns are completely lost and replaced by ones that do not contribute to the visual amenity expected or previously experienced. The overall level of visual amenity that will result is very substantially less than the visual amenity expected or previously experienced despite mitigation.
High - the proposal changes the scene to such a degree that most valued visible elements and patterns are lost and replaced by ones that do not contribute to the visual amenity expected. The overall level of visual amenity that will result is markedly less than the visual amenity expected or previously experienced despite mitigation.
Moderate-High - the proposal changes the scene to the extent many valued visible elements and patterns are lost and replaced by ones that do not contribute to the type or level of visual amenity expected or previously experienced. The overall level of visual amenity that will result is noticeably less than the visual amenity expected or previously experienced despite mitigation.
Moderate - the proposal changes the scene to the extent that some valued visible elements and patterns are lost or disrupted; or are augmented to the degree less desirable elements/patterns are partially offset. The overall level of visual amenity that will result is lower than the visual amenity expected or previously experienced despite mitigation.
Moderate-Low - the proposal changes the scene to the extent that most valued visible elements and patterns remain or are augmented to the degree that less desirable elements/patterns are mostly offset and new elements generally integrate well. The overall level of visual amenity that will result is somewhat lower than the visual amenity expected or previously experienced despite mitigation.
Low - the proposal changes the scene to the extent that most valued visible elements and patterns remain and/or are enhanced to the degree that less desirable elements/patterns are largely offset and new elements integrate well. The overall level of visual amenity that will result is lower but close to the visual amenity expected or previously experienced despite mitigation.
Very Low – the proposal changes the scene to the extent that valued visible elements/patterns are almost completely retained and/or enhanced to the degree detracting elements fit in well and have negligible effect on overall visual amenity. The overall

level of visual amenity that will result is marginally lower than the visual amenity expected or previously experienced even with mitigation.
No Effect – there is no change to the nature and/or level visual amenity enjoyed (i.e. it is neutral)

Positive Visual Amenity Effects
Very High –The overall level of visual amenity that will result is very substantially higher than that previously experienced.
High - The overall level of visual amenity that will result is markedly higher than that previously experienced.
Moderate-High - The overall level of visual amenity that will result is noticeably higher than that previously experienced.
Moderate - The overall level of visual amenity that will result is higher than that previously experienced.
Moderate-Low - The overall level of visual amenity that will result is somewhat higher than that previously experienced.
Low - The overall level of visual amenity that will result is slightly higher than that expected or previously experienced.
Very Low –the overall level of visual amenity that will result is marginally higher than that previously experienced.
No Effect – there is no change to the nature and/or level visual amenity enjoyed (ie, it is neutral)

Improvements in visual amenity are due to elements and patterns restored/enhanced or introduced to the site that are valued in context, and to detracting elements and patterns being removed or remediated (either physically or through screening so they no longer contribute). A positive effect must improve on the ambient visual amenity of the site in context (acknowledging some sites can be very degraded prior to development). The higher the degree of positive effect the more valued elements and patterns dominate. Very High and High positive effects are also relative to what is expected in context, i.e. they are over and above what might be expected.

Adverse Landscape Effects

Very High – there is a total loss of key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a very substantial change to landscape character is evident. The new elements and patterns do not create a different character that would be potentially valued.
High - there is a substantial loss of or reduction in key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a substantial change to landscape character is evident. The new elements and patterns do not create a different character that would be potentially valued.
Moderate-High - there is a loss of or reduction in a number of key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a marked change to landscape character is evident. The new elements and patterns do not create a different character that would be potentially valued.
Moderate - there is a loss of or reduction in some key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is evident. The new elements and patterns do not create a different character that would be potentially valued but a few aspects are neutral in effect or contribute positively to landscape character.
Moderate-Low - there is a loss of or reduction in some key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is evident but a number of aspects are neutral in effect or contribute positively to landscape character.
Low - there is a slight loss of or reduction in some key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is slightly noticeable and many aspects of the development are neutral in effect or contribute positively to landscape character.
Very Low - there is very little loss of or reduction in key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is marginally noticeable and most aspects of the development are neutral in effect or contribute positively to landscape character.
No Effect – there is no change to the character of the landscape and its values (ie, the effect is neutral)

In assessing landscape character, the scale of assessment is important. It includes the site and its context and how it is experienced and valued from different viewpoints.

Positive Landscape Effects

Very High – there is an almost total change in landscape character with restoration of the key elements, patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a very substantial change to landscape character is evident.

High - there is a substantial increase in key elements, patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a substantial change to landscape character is evident.

Moderate-High - there is an increase in a number of key elements, patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a marked improvement to landscape character is evident.

Moderate - there is an increase in several key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is evident. Some few aspects remain neutral in effect.

Moderate-Low - there is an increase in some key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is evident but a number of aspects are neutral in effect.

Low - there is a slight increase in some of the key elements and patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is slightly noticeable; many aspects of the development are neutral in effect.

Very Low - there is very little slight increase in the key elements, patterns and attributes of the site that are characteristic and valued in context. The scale and nature of the change is such that a change to landscape character is marginally noticeable and most aspects of the development are neutral in effect.

No Effect – there is no change to the character of the landscape and its values (ie, the effect is neutral)

APPENDIX C

RELEVANT PROVISIONS OF THE

QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

Appeals Version March 2024

Relevant Provisions of the Queenstown Lakes District Council - Proposed District Plan
Appeals Version March 2024

Ch. 27 Subdivision and Development
Ch. 24 Wakatipu Basin
Ch. 25 Earthworks
Ch. 3 Strategic Direction
Extract from Schedule 24.8 LCU 1 Malaghans Valley

Ch.27 Subdivision and Development

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Policies

27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.

27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.

27.2.4.3 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.

27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:

a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;

b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.

27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.

Policies

Transport, Access and Roads

27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

27.2.6 Objective - Esplanades created where opportunities arise.

(an easement already exists along Mill Creek for recreation and biodiversity purposes)

Rule 27.5.9 All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.

Discretion is restricted to:

a. Location of building platforms and vehicle access;
b. Subdivision design and lot layout including the location of boundaries, lot shape and dimensions (but excluding lot area);
c. Location, scale and extent of landform modification, and retaining structures;
d. Property access and roading;
e. Esplanade provision;
f. Natural hazards;
g. Firefighting water supply and access;
h. Water supply;
i. Network utility services, energy supply and telecommunications;

j. Open space and recreation provision;
k. Opportunities for nature conservation values, and natural landscape enhancement;
l. Easements;
m. Vegetation, and proposed planting;
n. Fencing and gates;
o. Wastewater and stormwater management;
p. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;
q. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.

Advice Note: Refer to the Wakatipu Basin Rural Amenity Zone location specific rules in 27.7.18 – 27.7.21.

Rule 27.7.20.1 Setback from waterbodies
Discretion is restricted to:
a. Biodiversity and nature conservation values;
b. Landscape and natural character;
c. Landform modification and earthworks;
d. Natural hazards;
e. Esplanade provision.

27. 9 Assessment Matters
QLDC has requested that the Environment Court issues an erratum to make minor changes to this assessment matter, which seeks it to be amended to read:
27.9.3.3 Assessment Matters in relation to Rule 27.5.9 (Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct Subdivision Activities)
Subdivision Design and Landscape
a. The maintenance of the Basin's landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 - Landscape Character Units, and the following assessment matters:
i. the retention of existing vegetation and landform patterns;
ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
iii. earth mounding, and framework planting to integrate buildings and vehicle access;
iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;
v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement
vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);
vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;
viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.

b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.
c. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.
d. The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.
e. Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the surrounding Outstanding Natural Landscape mountain context when viewed from the road.

f. Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.
g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.
h. Whether the layout of reserves and accessways provides for adequate public access and use.
i. Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained.

Access and Connectivity
j. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic.
k. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle access on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.
l. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect, to reserves (existing or proposed), roads and existing rural walkways and cycle ways.
m. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
n. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.

Infrastructure and Services
o. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
p. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
q. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
r. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
s. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
t. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading.
u. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints.
v. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems.
w. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
x. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.

xa. Whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Subtransmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:

a. the effects on the operation, maintenance or minor upgrading of that infrastructure;

b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001.

Nature Conservation and Cultural values

y. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control.
z. Assessing the extent to which the subdivision design and layout preserves or enhances areas of archaeological, cultural or spiritual significance.
aa. Considering the benefits of the removal of identified wilding exotic trees.
bb. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.

Lake Hayes Catchment

In addition to the matters above, where the site is located within the Lake Hayes Catchment identified in Schedule 24.9, the following are applicable.
dd. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.
ee. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.
ff. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.
gg. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.
hh. The extent to which the proposal contributes to water quality improvement, including by:

i. stabilising the margins of waterways, riparian planting and ongoing management;
ii. Reducing inputs of phosphorus and nitrogen into the catchment;
iii. Implementing a nutrient management plan;
iv. Restoring, maintaining, and constructing new, wetlands for stormwater management;
v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.

ii. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.
jj. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.

Ch. 24. Wakatipu Basin

24.1 Zone Purpose

This chapter applies to the Wakatipu Basin Rural Amenity Zone (Rural Amenity Zone) and its sub-zone, the Wakatipu Basin Lifestyle Precinct (Precinct). The purpose of the Zone is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities.

The Rural Amenity Zone is applied to areas of the Wakatipu Basin which have either reached, or are nearing a threshold where further landscape modification arising from additional residential subdivision, use and development (including buildings) is not likely to maintain the Wakatipu Basin's landscape character and visual amenity values. There are some areas within the Rural Amenity Zone that have a landscape capacity rating to absorb additional development of Moderate, Moderate-High or High. In those areas limited and carefully located and designed additional residential subdivision and development is provided for while maintaining or enhancing landscape character and visual amenity values.

Integral to the management of the Rural Amenity Zone and Precinct is Schedule 24.8, which defines 24 Landscape Character Units. These Landscape Character Units are a tool that assists with the identification of the landscape character and amenity

values that are to be maintained or enhanced. Controls on the location, scale and visual effects of buildings are used to provide a design led response to the character and values.

Proposals in areas rated to have Very Low, Low or Moderate-Low development capacity are to be assessed against the landscape character and amenity values of the landscape character unit they are located within, as well as the Wakatipu Basin as a whole. Proposals in areas rated to have Moderate development capacity are to be assessed against the landscape character and amenity values of the landscape character unit they are located within. Controls on the location, scale and visual effects of buildings are used to provide a design led response to the character and values.

24.2.1 **Objective - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.**

Policies

24.2.1.2 Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that:

a. is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and

b. ensures that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8 and the landscape character of the Wakatipu Basin as a whole are maintained or enhanced by ensuring that landscape capacity is not exceeded.

24.2.1.6 Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.

24.2.1.3 Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.

24.2.1.8 Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:

a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.

24.2.1.9 Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.

24.2.1.13 Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.

24.2.1.14 Enable residential activity within approved and registered building platforms subject to achieving appropriate standards.

24.2.1.15 Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.

24.2.1.16 Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.

24.2.1.17 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.

24.2.1.18 Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.

24.2.1.19 Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by:

a. implementing road setback standards; and

b. ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes; while

c. recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.

24.2.4 Objective – Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Policies

24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

24.2.4.2 Restrict subdivision, development and use of land in the Lake Hayes catchment, unless it can contribute to water quality improvement in the catchment commensurate with the nature, scale and location of the proposal.

24.2.4.3 Provide for improved public access to, and the maintenance and enhancement of, the margins of waterbodies including Mill Creek and Lake Hayes.

24.2.4.4 Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.

24.2.4.5 Ensure development has regard to servicing and infrastructure costs that are not met by the developer.

24.2.4.6 Facilitate the provision of walkway and cycleway networks and consider opportunities for the provision of bridle path networks.

24.2.4.7 Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.

24.2.4.8 Encourage the removal of wilding exotic trees.

24.2.4.9 Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that enhances indigenous biodiversity values, particularly in locations such as gullies and riparian areas, or to provide stability.

24.4 RULES

Table 24.1 – Activities

24.4.5.1 The construction of buildings for residential activity, including residential flats, that are located within a building platform approved by a resource consent and registered on the applicable record of title.

Control is reserved over:

a. Effects on landscape character associated with the bulk and external appearance of buildings;

b. Access;

c. Infrastructure;

d. Landform modification, exterior lighting, landscaping and planting (existing and proposed).

e. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.

24.5 Standards

24.5.4 Building Material and Colours

Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:

All exterior surfaces* must be coloured in the range of browns, greens or greys including;

24.5.4.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and

24.5.4.2 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.

* Excludes soffits, windows and skylights (but not glass balustrades).

** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.

Discretion is restricted to:

a. Effects on landscape character associated with the bulk and external appearance of buildings;

b. Visual prominence from both public places and private locations.

24.5.5 Building Ground Floor Area

Where a residential building is constructed within a building platform under Rule 24.4.5, the ground floor area of all buildings must not exceed 500m2.

Discretion is restricted to:

a. Building scale and form;

b. Visual prominence from both public places and private locations.

24.5.8 Height of Buildings

24.5.8.1 The maximum height of buildings shall be 6.5m.

For buildings with a height greater than 6.5m and no more than 8m, discretion is restricted to:

a. Visual prominence from both public places and private locations;

b. External appearance including materials and colours;

c. Landform modification/planting (existing and proposed).

24.5.12 Setback of buildings from waterbodies

The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.

This rule does not apply to:

a. waterbodies that have been built as part of a subdivision or development for the primary purpose of treating and disposing of stormwater, or

b. the construction of buildings for residential activities pursuant to Rule 24.4.5.

Discretion is restricted to the following:

a. Biodiversity values;

b. Natural Hazards;

c. Visual and recreational amenity values;

d. Landscape and natural character;

e. Open space.

f. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.

24.5.17 Glare

a. All fixed exterior lighting shall be directed away from adjacent roads and sites.

b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.

c. There shall be no upward light spill.

24.7 Assessment Matters

Assessment Matters – Controlled Activities

24.7.3 The construction of buildings for residential activity within an approved building platform pursuant to Rule 24.4.5:

Landscape character including external appearance associated with the bulk of the building, access, landform modification, exterior lighting, landscaping and planting

a. Whether the external appearance including colours of the building(s) adequately responds to the identified values set out in Schedule 24.8 – Landscape Character Units and the criteria set out below.

b. The extent to which the buildings, ancillary elements and any landscape treatment complements the existing landscape character, including consideration of:

i. building colours and materials;

ii. the design and location of landform modification, retaining, fencing, gates, vehicle access (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting;

iii. the retention of existing vegetation and landform patterns;
iv. earth mounding and framework planting to integrate buildings and accessways;
v. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8 - Landscape Character Units;

c. The extent to which existing covenants or consent notice conditions need to be retained or otherwise integrated into the proposed development.

d. The extent to which the building is designed to avoid, remedy or mitigate adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs.

e. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants.

f. The merit of the removal of wilding exotic trees at the time of development.

24.7.4 Infrastructure and access

a. The extent to which the proposal provides for adequate access, and wastewater disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.

24.7.4A and 24.7.15 Lake Hayes Catchment

a. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.

b. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.

c. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.

d. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.

e. The extent to which the proposal contributes to water quality improvement, including by:
i. stabilising the margins of waterways, riparian planting and ongoing management;
ii. Reducing inputs of phosphorus and nitrogen into the catchment;
iii. Implementing a nutrient management plan;
iv. Restoring, maintaining, and constructing new, wetlands for stormwater management;
v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.

f. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.

g. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.

Assessment Matters – Restricted Discretionary Activities

24.7.5 New buildings (and alterations to existing buildings) including farm buildings and residential flats, and infringements of the standards for building coverage, building size, building material and colours, and building height:

Landscape character

a. The extent to which the building, ancillary elements and landscaping maintains or enhances the Basin's landscape including in responding responds to the identified values set out in Schedule 24.8 – Landscape Character Units for the relevant landscape unit, and the following assessment matters.

i. building height;
ii. building colours and materials;
iii. building coverage;
iv. design, size and location of accessory buildings;
v. the design and location of landform modification, retaining, fencing, gates, vehicle access (including paving materials), external lighting, domestic infrastructure (including water tanks);
vi. the retention of existing vegetation and landform patterns, and proposed new planting;
vii. earth mounding and framework planting to integrate buildings and vehicle access;
viii. planting of appropriate species that are suited to the general area including riparian restoration planting;
ix. the retirement of steep slopes over 15 degrees and restoration planting to promote slope stabilisation and indigenous vegetation enhancement; and
x. the integration of existing and provision for new public walkways and cycleways/bridlepaths.

b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.

c. The extent to which the development maintains visual amenity in the landscape, particularly from public places.

d. In the case of multiple buildings or residential units not otherwise addressed as part of a previous subdivision, the extent to which a sense of spaciousness is maintained, and whether the buildings are integrated with existing landform, vegetation or settlement patterns.

e. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.

f. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.

g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants.

h. The merit of the removal of wilding exotic trees at the time of development.

i. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained.

24.7.10 Setback of buildings from waterbodies

Whether the proposal achieves:

a. The maintenance or enhancement of biodiversity values.
b. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 – Landscape Character Units for the landscape character unit that the proposal falls into.
c. The maintenance or enhancement of open space.
d. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards.

24.7.13 Glare

a. The effects on adjacent roads and neighbouring sites.
b. The extent of likely visual dominance from light fixtures, poles and lux levels.
c. The nature and extent of any effects on character and amenity, including the night sky.
d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties.
e. Whether there will be any reverse sensitivity effects on adjacent properties.

Ch. 25 Earthworks

25.2 Objectives and Policies

25.2.1 Objective - Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.

Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.
25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:
a. Protects the values of Outstanding Natural Features and Landscapes;
b. Maintains the amenity values of Rural Character Landscapes;
c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hawea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;
e. Protects Maori cultural values, including wahi tapu and wahi tupuna and other sites of significance to Maori;
f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
g. Maintains public access to and along lakes and rivers.

25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.
25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.
25.2.1.6. Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
25.2.1.7 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage including wahi tapu, wahi tupuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.
25.2.1.9 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
25.2.1.10 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.

25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.

25.8.3 Landscape and visual amenity values

25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.
25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.
25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.
25.8.3.4 Within Outstanding Natural Features and Landscapes and the Rural Character Landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:

a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;
b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and
c. cultural attributes including Tangata whenua values, historic and heritage associations.
25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.
25.8.3.6 The potential for cumulative effects on the natural form of the landscape.
25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.

25.8.6 Effects on water bodies, ecosystem services and biodiversity
25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.
25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.
25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.
25.8.6.4 The effects on significant natural areas.

25.8.7 Cultural, heritage and archaeological values
25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.
25.8.7.2 The extent to which the activity affects Ngāi Tahu's cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3.
25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Maori origin the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide.
25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage
25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.
25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.

Ch. 3 Strategic Direction

3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that:

a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
b. the landscape character of Rural Character Landscapes is maintained, and their visual amenity values are maintained or enhanced; and
c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.

Wakatipu Basin Rural Amenity Zone
3.2.5.8 Within the Wakatipu Basin Rural Amenity Zone:
a. the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and
b. the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded.

3.2.4 The distinctive natural environments and ecosystems of the District are protected. (*addresses Issue 4*)

(*SO 3.2.1.7 and 3.2.1.8 also elaborate on SO 3.2.4*).

3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.

3.2.4.2 The spread of wilding exotic vegetation is avoided.

3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.

3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.

3.2.4.5 Public access to the natural environment is maintained or enhanced.

3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.

3.2.4.7 The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.

EXTRACT FROM SCHEDULE 24.8 LANDSCAPE CHARACTER UNIT (LCU) 1 MALAGHANS VALLEY

1: Malaghans Valley

Landscape Character Unit	1: Malaghans Valley
Landform patterns	Relatively open and gently-rolling valley framed by mountain range (Coronet Peak) to the north (outside the LCU), and steeply sloping hillslopes and escarpment faces that define the northern edges of the Fitzpatrick Basin, Dalefield and the Wharehuanui Hills, to the south (within the LCU).
Vegetation patterns	Scattered exotic shelterbelts and shade trees in places. Exotic amenity plantings around dwellings and farm buildings. Patches of scrub and remnant riparian vegetation in gullies. Exotic pasture grasses dominant.
Hydrology	Complex network of streams and overland flow paths draining from the mountain range to the north and the hillslopes to the south. Farm ponds in places.
Proximity to ONL/ONF	Adjoins Coronet Peak ONL (WB) to the north and the roche moutonée ONF (part of Millbrook: LCU 11).
Character Unit boundaries	North: ONL which corresponds to the toe of the mountain range / study area boundary. East: Millbrook Special Zone, Meadow Park West Special Zone. South: Ridgeline crest of hillslopes and escarpments to the south. West: Study area boundary/ONL boundary.
Land use	Predominantly in pastoral land use with pockets of rural residential evident.

Landscape Character Unit	1: Malaghans Valley
Settlement patterns	Rural residential development tends to be scattered along the elevated hillslopes that enjoy a northern aspect and frame the south side of the unit, and around the Malaghans Road – Dalefield Road intersection. Relatively limited number of consented platforms (given size of LCU) throughout the southern hillslopes and also throughout the valley flats on the north side of the road at the eastern end of the unit (20). Typical lots size: • Predominantly 100-500ha. • Some smaller lots at either end of the unit, generally between 10-50ha in size. • Pockets of smaller lots (<4ha and 4-10ha) around the Dalefield Road, Coronet View and the Lower Shotover Road intersections.
Proximity to key route	Malaghans Road comprises an important scenic route between Queenstown and Arrowtown.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	No walkways, cycleways etc. through the area. Walkways and scenic roads throughout mountainsides immediately to the north (Coronet Peak Road, etc.).
Infrastructure features	No reticulated sewer or water. Limited stormwater reticulation.
Visibility/prominence	The relatively open character of the unit makes it highly visible in views from Malaghans Road, Coronet Peak Road and the walkways to the north.
Views	Key views relate to: • the dramatic open vistas from Malaghans Road (scenic route) of the mountain range to the north; • views out over the unit from the scenic roads and walkways to the north; and, • the attractive, more rural and open vistas across the pastoral valley to the escarpments and hillslopes to the south.
Enclosure/openness	Generally, the landscape unit exhibits a relatively high degree of openness with the landform features on either side providing a strong sense of containment to the valley. In places, plantings provide a localised sense of containment.
Complexity	The hillslopes and escarpment faces to the south of Malaghans Road display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor lacks complexity as a consequence of the landform and vegetation patterns.

Landscape Character Unit	1: Malaghans Valley
Coherence	The relatively simple and legible valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning throughout the hillslopes to the south serves to reinforce the landscape's legibility.
Naturalness	The unit exhibits a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped ONL to the north. In the main, dwellings tend to be well integrated by plantings and or relatively modest, serving to reduce their prominence.
Sense of Place	Generally, the area displays a predominantly working rural landscape character with pockets of (mostly) sympathetic rural residential development evident in places. The valley also serves as an important 'breathing space' between Queenstown and Arrowtown and reads as a sensitive landscape 'transition' to the neighbouring ONL.
Potential landscape issues and constraints associated with additional development	The relatively open, exposed and 'undeveloped' nature of the unit, in addition to its importance as a scenic route, providing a buffer between Queenstown and Arrowtown, and as a transition to the ONL, makes it highly sensitive to additional development.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Potential integration of walkway/cycleway etc. Larger-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness associated with predominantly pastoral landscape. Subservience of buildings within the overall unit. Dramatic views from Malaghans Road to the mountain range. Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces. Impression of the area as a buffer between Queenstown and Arrowtown. Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL.
Capability to absorb additional development	**Very low**.

TABLE 1.

Full Assessment of Effects on Landscape Character and Landscape Values of Proposed Subdivision and New Residential Development (including a Specific Design for the Residential and Ancillary Buildings) Under the Relevant Provisions of the Queenstown Lakes District Proposed District Plan - Appeals Version March 2024

PART 1 – ASSESSMENT MATTERS

The first set of assessment matters addressed (from Ch. 27 Subdivision and Development) relates to the proposal as a whole to subdivide the Site into two lots and create a new 1000m^2 Building Platform (BP) with a specific dwelling design and with two new buildings ancillary to residential use outside the BP, and associated curtilage, access, planting, and ecological restoration.
Following this, assessment matters for the new dwelling as a Controlled Activity within an assumed Approved Building platform are addressed (from Ch. 24. Wakatipu Basin), followed by the assessment matters relating to the standard breaches. To avoid repetition, where matters are duplicated the reader is referred to the first instance of assessment.
Earthworks matters (Ch. 25) are addressed in the next section of the table.

Purple text – these assessment matters are subject to the Environment Court issuing an erratum as per the footnote at p 27-86 of the Plan (March 2024)

Ch. 27 Subdivision and Development

27.9.3.3 Assessment Matters in relation to Rule 27.5.9 (Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct Subdivision Activities)

Subdivision Design and Landscape

a. The maintenance of the Basin's landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 - Landscape Character Units (LCU).	Overall, the proposal is considered to be in keeping with and to contribute positively to the landscape character of the context landscape and that of the wider LCU. Visual amenity values would be largely retained and the overall outcome in the medium to longer term would be positive to a **Low-Moderate** degree. The only detracting element would be the new access drive across the open paddock between Mill Creek and Malaghans Road. This adverse effect on landscape attributes/character is assessed as being **Low-Moderate** within the landscape context and **Low** within the LCU. The proposed subdivision and residential development would not have an effect on individual landforms and their legibility or the overall topographic structure and pattern evident in public views. The integrity, legibility and visual prominence of the distinctive landform of the rocky escarpment of the Wharehuanui Hills would not be affected, apart from a gradual shift in vegetation cover from pest plant to native species. The proposed planting would be consistent with the diverse vegetative character of the east end of the LCU, including both exotic amenity trees with autumn colour and locally occurring native species. Native plant associations would have

	a greater presence than exists at present in particular the band of riparian corridor native planting emphasizing Mill Creek as a natural element. This is assessed as a positive character shift. Sedgeland planting along the drain between proposed Lots 1 and 2 would also improve vegetative character by replacing rank grass. Riparian planting and wetland restoration along Mill Creek is planned to be undertaken regardless of this proposal under Mana Tahuna. The extent and timing of this is unknown at the time of writing however. The implementation of the riparian planting within proposed Lot 1 is part of the proposed development as much of it also serves an important visual and landscape character mitigation function. It is a recommended condition of consent that the planting is completed for s 224c certification. Mill Creek itself and the associated wetlands would either not be affected or would be enhanced as functioning natural hydrological elements. Prior to any planting, some remedial work on eroding banks and potential construction of two sediment ponds may be undertaken by Mana Tahuna as part of their consented catchment-wide work programme. The recent gravel trail construction and fencing on the true left of the creek and near-future activity of people walking and cycling along it has altered - and will alter - the natural and open character of this reach of the creek, but it has also emphasized the meandering line of the creek. Residential land use and rural living on small properties with pastoral use or management for open pastoral character is characteristic of the LCU and is the dominant land use at the east end of the LCU. This proposal would be consistent with and promote that land use. Buildings in the LCU are subservient landscape elements generally. Subservience in ASLA's opinion is achieved by buildings and associated domestic development being discreetly located, of modest scale, a recessive design appropriate to a rural setting, and/or well integrated into the landscape so that vegetation and natural landform, or water, dominate. This proposal consists of a large dwelling and two ancillary buildings outside the BP so it is not of a "modest" scale. Despite this, the group of buildings is considered appropriate as it reflects a farmstead node. The proposed 13ha Lot 1 property still has a farming operation as well as having to maintain the extensive restoration planting and manage the escarpment land under the proposed Wharehuanui Hill Management Area (WHMA) and Landscape Management and Ecological Restoration Plan (LMERP). The buildings are considered to have a design and form that is rural in character and of high aesthetic quality. Materials and colours comply with the standards and are suitably recessive, and are consistent across the three buildings to achieve visual cohesiveness. The long form of the dwelling complements the linear space it is in and the linear form of the two landscape elements it lies between. It would face the creek and engage with it. The rocky escarpment is behind the buildings but active management to improve it ecologically is proposed. The particular residential development proposed would also be complementary in design to the more intensively landscaped and built character of the adjacent Millbrook Resort.

	The building node is set well back from Malaghans Road (by 200m or so), on the far side of Mill Creek (which will have extensive riparian planting in addition to the exotic tree planting proposed), and it would be tucked under the dominating large rugged rocky escarpment of the Wharehuanui Hills. The planned and proposed planting will/would provide effective screening and filtering of views of the building node and particularly the curtilage within a period of a few years (depending on timing of construction following planting). It is to be noted that the existing crack willows are not relied upon for screening as they are to be removed before planting and are in any case a prohibited wilding spread risk species. The tree planting is proposed along the riparian corridor both up and downstream of the building node, to avoid a focus on it. Within a period of a few years after planting is completed, and despite willow removal, vegetation and landform will come to dominate and define the character of the landscape in this locality. The proposed tree planting at the top of the driveway to screen out views of the cultural "clutter" on the neighbouring property to the west will assist this outcome. A strong rural character and in particular an expanse of open pastoral space more than 200m wide would remain between Malaghans Road and the Mill Creek corridor, with the residential development set beyond the creek relative to Malaghans Road. The "wildland" character of the northern escarpment would remain albeit with an evolving native cover. Openness and spaciousness conferred by expanses of open pasture is not as strong over the eastern part of the LCU where there is a denser pattern of rural living and a more visually complex character with a variety of tree and hummocky ridge elements in a narrower valley form, as well as a greater number of residential units. The Site contributes one of the larger open grassy spaces, that forms the foreground in views of the rocky escarpment. Inevitably the existing high degree of open space or openness and spaciousness across the bulk of the Site (east of the tributary stream) would be reduced with the introduction of a large residence and associated domestic activity. The reduction is assessed as an adverse effect of Low-Moderate degree becoming Low within a period of a few years (assuming good plant growth), mitigated by the generous setback which would retain the most important spatial element of the large open paddock next to Malaghans Road. The location on the far side of Mill Creek would enable effective vegetative screening of future residential development so that it becomes subservient after 7-10 years despite its large size. ASLA's opinion is that the built form would not be dominant or prominent at the outset, but initial visibility of the BP/dwelling and barn would be High with only the generous setback and visually dominating rocky escarpment avoiding visual prominence. Subservience would be achieved when the planned/proposed riparian vegetation and exotic tree planting reaches reasonable maturity. The tree planting (native and exotic) is extended along the riparian corridor either side of the residential node, to avoid a distinct node of tree planting focused on the building group. With time, vegetation and landform will be the dominant landscape

	elements and the effect of the built development on openness and naturalness would be **Low** possible even **Very Low** from Malaghans Road if it is of very low visibility due to the riparian vegetation. In ASLA's opinion there is adequate retention of open space to maintain the overall sense of openness/open space and a rural character within the landscape context. At the wider LCU and Basin scale, the degree of effect diminishes significantly as the Site is not associated with the much larger areas of open farmed space around Hunter Road and further west in the LCU. The important views of the distinctive rocky escarpment, and its contribution to sense of place would not be affected and perhaps would be perceived as enhanced with the increase in native vegetation along its base, and on it eventually. Mill Creek would also be in view as a more obvious and distinctive linear natural landscape element emphasized by native vegetation, and the new trail. This effect is likely to occur however regardless of this application. With respect to visual coherence, this attribute is somewhat weaker within the context landscape. The proposed subdivision itself would have no visible expression, as existing fence lines are used on the valley floor. A condition is proposed prohibiting boundary fencing within the WHMA, continuing the existing condition of the Rocky Ridge Management Area (RRMA). Regarding the proposed dwelling, it is well located in the landscape where it appears well settled tucked in under the rocky escarpment and fronting positively on to the creek. Its built form is a sensitive response to the narrow space between creek and rock face. Whilst it is proposed to use the existing Site entry off Malaghans Road, the proposed new access drive reduces visual coherence to a **Low** degree where it visibly cuts across the intact open paddock, and the presence of two driveways in close proximity heading in the same general direction would appear unnecessary. The double driveway effect is also a visible domesticating effect. Overall the proposed drive where it crosses the open paddock is considered to have an adverse landscape and visual effect of **Low-Moderate** degree in the context and **Low** in the wider LCU. Despite the specific adverse effects on openness and visual coherence of the proposed new buildings and driveway, the landscape would retain a strong rural character including a strong pastoral character. Natural character would both be diminished (through introducing built elements and domestic activity and the new driveway) and improved (through the riparian, sedgeland and rocky escarpment planting). Initially the overall effect is a reduction in natural character to a **Low** degree. After the planting is established and is maturing, the overall outcome would be to slightly improve natural character by a **Low** degree, but it would remain no more than Moderate within the context and wider LCU due to the high degree of human modification and ongoing management remaining prevalent. Over time the escarpment may attain a **High** degree of natural character although if neighbouring properties do not follow

	a similar model of management this effect would be limited to the Site. There may eventuate an unnatural transition across the boundary. Spreading of seed by birds may assist in spreading native species over the boundaries to soften this effect. The tree planting at the top of the driveway and along the upper part of the drain is intended to reduce visibility of domestic and commercial clutter on the neighbouring Lot 4 Dennison property. This would improve the sense of openness, naturalness and visual coherence to a Low degree, assuming that the mitigation planting under RM161092 which is not yet apparent, will also grow to screen the Lot 4 dwelling and curtilage. This is a **Low** positive cumulative effect which assists in reducing the cumulative adverse effect on openness and natural character of the proposed residential development.
and the following assessment matters:	
i. the retention of existing vegetation and landform patterns;	Overall existing landform and vegetation patterns would be respected and enhanced with this proposal. The broad landform pattern of undulating valley floor, water course, and rocky escarpment would remain highly legible. The vegetation pattern that will or would evolve, including the Mana Tahuna planting, further develops the existing pattern of taller vegetation hugging the creek, and wetland vegetation, woody vegetation on the scarp (transitioning to native in the longer term) and the large area of pasture between the creek and the road remains almost unchanged (but for the new access drive). This is assessed as a positive effect of **Moderate,** increasing to **Moderate-High** over time, although this is likely to be in part attributable to the Mana Tahuna planting. No **vegetation removal** is required except for pasture grass and some woody weed species (hawthorn mainly) and the crack willows along Mill Creek and its tributary. These were to be removed in the Mana Tahuna programme in any case **Landform modification** would be relatively minimal to enable the development and no discrete landforms (such as hummocks or ridges, or the creek form) would be affected. Modification would comprise potential improvement of the road entrance (this would occur in any case when the existing building platform is built on); a scrape and a small amount of cut to construct the new access road; and an area of cut and some fill to create the site for placing the dwelling and ancillary buildings on (refer the earthworks plan in the AEE). This would require retaining walls at the rear that would vary from 1-2m high most likely. The retaining structures and any battering at the rear of the buildings would not be visible after they are constructed, as they would be screened by the buildings. During construction earthworks would be visible.

	Given the low location, distance and scale of the landscape setting, they would appear small in scale and are assessed as having **Low to Moderate** short term visibility (the willows are assumed to have been removed). **Existing vegetation patterns** would be augmented and enhanced, constituting a positive effect of **Low** degree in context, increasing to potentially **Moderate-High** over time as vegetation matures and transitions on the escarpment into native cover. The most obvious reinforced element would be the riparian planting along Mill Creek. Existing native species along the creek (mainly mature flax) would be retained and incorporated into the new riparian planting in minimum 6m wide bands along Mill Creek as proposed under the Mana Tahuna programme of work. A number of specified native tree locations and the species to be planted are identified within the planting bands on the landscape plan. When mature, these are intended to provide good evergreen screening of the BP/future buildings so that visibility of them would be Low within 7-10 years. This planting would extend the length of Mill Creek within the Site on both sides and would avoid visual attention being focused on the BP/building node as a point element. Some large deciduous amenity trees are also proposed mainly on the true right of the creek. These would reduce the visibility of a future buildings above the height of the native planting. These are Golden Weeping Willow and Pin Oak, species both typically associated with moist to wet areas. These are also continued up and down the creek to avoid visual focus on the BP. Veronese Poplar and English Beech are also proposed in groupings on the west side of the proposed curtilage/ building group, to create setting and provide visual screening. Poplars are also proposed along the true left on the north side of the Trail, to provide fast growing taller screening, at least until the native trees grow to a sufficient height (8m or more) at which point the poplars could be removed if desired. Golden, nut brown and darker red autumn colours have been selected to complement the existing colours of the escarpment. These species are characteristic of, or are complementary to, the landscape context and wider LCU. Large native tree species would be preferred however these species, such as Silver and Mountain Beech, would not survive well on the frost-prone floor. Native tree and shrub planting of locally occurring species is proposed in pockets along the base of the rocky escarpment, behind the proposed BP/building node. This is not necessary for backdrop planting (visual mitigation) or integration of the BP/buildings as the existing escarpment provides this. However the vegetation on the escarpment is dominantly exotic woody weed species. The planting is intended to kickstart restoration of a native woody cover over the escarpment. It is extended along the base of the escarpment the breadth of the Site to avoid drawing too much focus to the future buildings, maintain visual coherence, and to maximise the spread of seed source. The warm north-facing more gently sloping base of the escarpment would provide the best growing opportunities with soil accumulation over broken rock and colluvium, capturing drainage off the escarpment and lifted above the frost-prone floor of the valley. It is also readily accessible.

	Under the proposed WHMA, superceding the RRMA of 2017, a Land Management and Ecological Restoration Plan (LMERP) is proposed to be implemented over 25 years. This is intended to restore a native cover replacing the woody weed cover over the escarpment. A curtilage area within which any domestic elements are to be contained is defined on the landscape plan. This area is low down in the landscape and would be screened out by the riparian planting as it matures. No vegetation removal is required except for pasture grass. More intensive landscaping within the curtilage would not interfere with the broader vegetation and landform patterns. A condition is proposed that brightly coloured species more than 4m high are not permitted within the curtilage.
ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;	There would be no visible lot boundaries as the boundary between Lots 1 and 2 is an existing fence and drain line, and fences would not be permitted within the WHMA.
iii. earth mounding, and framework planting to integrate buildings and vehicle access;	**No earth mounding** is proposed although the north part of the building area for the dwelling will require fill to level it out at a height above the floodplain. This area will be terraced and/or retained as part of the curtilage landscaping around the house, as indicated in the Architect's plans. Assessment of appropriateness of **framework planting** is addressed in i. above. In summary, the location and pattern of proposed planting, species and planting associations are assessed as being appropriate and to contribute positively to landscape character and associated values to a **Low** degree increasing to **Moderate** over time. No planting is proposed in association with the new access across the open paddock, as it is considered this would only serve to draw attention to it (the drive being considered to have a Moderate-Low adverse effect on openness/domestication, visual coherence and naturalness.
iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;	See above. Riparian restoration planting along Mill Creek would be undertaken regardless of this application under the Mana Tahuna Lake Hayes (Mil Creek catchment) Water Quality Improvement project. Appropriate species have been scheduled by Mana Tahuna which would be adopted in this proposal (refer Landscape Concept Plan at Fig. 4).
v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement	The rocky escarpment is effectively retired from grazing at present. An element of the proposal is the WHMA with a proposed condition requiring the preparation and implementation of the LMERP. This fine-tunes and supercedes the RRMA under RM161092 on both proposed Lots.
vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);	These are proposed are set out as Proposed Subdivision and Land Use conditions in the AEE. They incorporate the intent of existing consent notice conditions of RM161092 where relevant and appropriate.

vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;	A trail within a public easement has already been established along the true left of Mill Creek within the Site as a section of the walk/cycle trail between Arthurs Point and Arrowtown.
viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.	Only two lots are proposed. The subdivision itself would not have a new visible expression in the landscape as it is based on existing lines and no lines are permitted within the RRMA (which will be retained as a condition of consent under the new WHMA). The way the lots are defined maximises the retention of open space and maintains existing landform and vegetation patterns.
b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.	The consent notice conditions for Buildings and Landscaping would be used as a template for a new set of conditions, customised to reflect the actual design of the new dwelling which is also part of this application. The existing easement along Mill Creek is fixed in perpetuity. A Riparian Management Zone (RMZ) is proposed to be re-applied. This is to ensure ongoing protection of the extensive riparian planting through a requirement to control invasive weeds. Any new planting would be limited to native species. The RMZ would contain the new trail and Mana Tahuna restoration planting. Fencing will be required to be undertaken along the creek on the true right if stock are to be grazed. A fence has been put in alongside the new trail on the true left. The planting along the tributary carried out under RM161092 in accordance with the 2017 plan to screen the existing building platform and its future residential development would be required to be retained and maintained. The RRMA on the 2017 Plan would be superceded by the proposed WHMA.
c. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.	There is no adjacent or nearby ONL or ONF that would be affected by the proposed development. Important views to ONL from Malaghans Road are not affected by the proposed development (these are mainly to the Coronet Peak and Bush Creek ridge to the north of Malaghans Road or upward angled views to more distant mountains encircling the Basin)
d. The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.	n/a
e. Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the surrounding Outstanding Natural Landscape mountain context when viewed from the road.	n/a

f. Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.	n/a
g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.	Bonds or covenants are not considered necessary for any of the planting or restoration proposals as they would be required to be initiated and completed in accordance with subdivision and consent notice conditions. The riparian planting and exotic tree planting with a mitigation function would be required to be completed for s224c certification. The other planting shown would be required by condition to be completed after issuing of title with the registered BP. The proposal includes the WHMA with a LMERP and the RMZ, governed by consent notice conditions.
h. Whether the layout of reserves and accessways provides for adequate public access and use.	n/a (the new Trail is already in place within an easement).
i. Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained.	There is opportunity to offer covenants to protect landscape character however the application does not include any such proposals. It is not considered necessary as the provisions of the Plan would apply to any proposals for development or further subdivision. A condition preventing tall tree planting within the open paddock that would prevent or interfere unacceptably with views of the escarpment is recommended.
Access and Connectivity j. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic. k. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle access on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation. l. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect, to reserves (existing or proposed), roads and existing rural walkways and cycle ways. m. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.	These matters are addressed in the AEE but some relate to landscape matters. The location of the proposed new access drive does not affect landform pattern or topographic features, or vegetation patterns as it is located within gently undulating ground in open pasture. The new bridge crossing does not involve removal of any vegetation or alteration of the creek channel form. The existing road entrance and first 18m or so of existing driveway is used thus slightly reducing the amount of new earthworks affecting topography. The location of the driveway however is assessed as having adverse effects on visual coherence, openness and natural character. This is addressed at 27.9.3.3.a. and 24.7.3b.ii. The proposed access would not have any adverse effect on drainage patterns, or Mill Creek and its ecological values. The construction of the new bridge would not require any meaningful removal of native vegetation as there is very little naturally occurring vegetation on Mill Creek at the proposed bridge crossing (the flax has been planted, and there may be some *Carex coriacea* in the construction footprint, a native species common along the creek and in the wider landscape).

n. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.	
Infrastructure and Services o. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values. p. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems. q. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced. r. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site. s. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire. t. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading. u. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints. v. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems. w. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.	These matters are addressed in the AEE. The subdivision plan shows that Mill Creek, its tributary and the existing natural wetland remnants would not be affected by the proposals. The work programme of Mana Tahuna will improve the natural functioning and character of Mill Creek. The proposed RMZ would promote ecological function and integrity. It is observed that the recent construction of the new trail however has caused destruction of a small carex wetland on the true left of Mill Creek within proposed Lot 2 (see photos below), and also separates small remnant true left wetlands further downstream from the creek. The conditions for the Trail required boardwalk across wetlands however this has not been followed within the Site.  

x. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services. xa. Whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Subtransmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to: a. the effects on the operation, maintenance or minor upgrading of that infrastructure; b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001.	
Nature Conservation and Cultural values y. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control. .	The proposed development provides for significant ecological restoration and enhancement. Extensive riparian and wetland restoration is planned to be undertaken along the length of Mill Creek within the Site by Mana Tahuna. As Mana Tahuna at this stage has no confirmed programme to complete part or all of the riparian planting within Lot 1, much of which would perform an important mitigating function, the Applicant would undertake to do so and it would need to be completed for s224c certification. This would be in accordance with the consented Mana Tahuna work programme which includes approved methods for margin stabilisation and surface runoff treatment and species to use, spacings, planting specifications, etc. A RMZ over both Lots is proposed to be re-applied as stated earlier. Long term maintenance of the riparian corridors is as important as establishing them. Sedgeland planting is also proposed along the drain corridor on the boundary between proposed Lots 1 and 2, replacing the existing rank grass, with native trees and lime trees planted in the upper section. The RRMA under RM161092 is superceded by the proposed LMERP which would cover the whole rocky escarpment area within the Site. This requires restoration of the area within 25 years, in accordance with a professionally prepared restoration plan approved by council. Patches of native tree and grey shrubland planting are proposed along the base of the escarpment to kickstart ecological restoration by providing seed source. These would need to be planted within the first planting season after issuing of title. These three planting proposals would cumulatively constitute a significant improvement in native biodiversity, ecological values and natural landscape character and associated amenity. This is assessed as a **High** positive effect within the context landscape and a **Moderate** positive effect in the wider LCU where there are and will be other examples of ecological restoration.

z. Assessing the extent to which the subdivision design and layout preserves or enhances areas of archaeological, cultural or spiritual significance	n/a (specifically – wider positive contribution to mana whenua values within the Basin is anticipated as a result of the ecological restoration).
aa. Considering the benefits of the removal of identified wilding exotic trees.	The main wilding species on the Site are the crack willows along the creeks and the hawthorn, elderberry and sweet brier on the escarpment. The willows would be removed under the Mana Tahuna programme (although there is no compulsion to do this). The proposed RMZ would require removal of invasive weeds and preventing their return. Control of the escarpment pest plant species would be attained through the LMERP over a period of time. The removal of these wilding spread-risk and pest plant species is a positive aspect of the proposal and has considerable merit.
bb. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.	These matters are addressed in the AEE. Whilst not part of the subdivision proposal as an initiative, the work to be carried out by Mana Tahuna is aimed at improving water quality and thus human health during recreational activity in Lake Hayes. The applicant has committed to ensuring this work is completed should Mana Tahuna be unable to complete part or all of it within proposed Lot 1.
Lake Hayes Catchment In addition to the matters above, where the site is located within the Lake Hayes Catchment identified in Schedule 24.9, the following are applicable. dd. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.	Refer to the AEE for sediment control measures.
ee. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques. ff. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff. gg. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.	Refer the AEE for sediment and stormwater control measures. The bands of riparian planting to be implemented along Mill Creek under the Mana Tahuna programme and /or by the Applicant would effectively stop any sediment laden surface water reaching the creek. In any case, the land adjoining the creek is flat to gently undulating and the presence of the residential development once completed is unlikely to generate sediment in surface water.
hh. The extent to which the proposal contributes to water quality improvement, including by:	The improvement works along Mill Creek are to be undertaken through the Mana Tahuna programme regardless of this application. It is proposed that if Mana Tahuna are unable to carry out all or part of the works within Lot 1 that the Applicant

i. stabilising the margins of waterways, riparian planting and ongoing management; ii. Reducing inputs of phosphorus and nitrogen into the catchment; iii. Implementing a nutrient management plan; iv. Restoring, maintaining, and constructing new, wetlands for stormwater management; v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.	carries out the work required to complete it prior to s224c certification. This would be in accordance with the consented Mana Tahuna work programme which includes approved methods for margin stabilisation and surface runoff treatment, etc. The programme also includes restoration of the larger wetland on the lower true left of the creek within the Site however this is not part of the proposals. There are other small wetland areas on the Site close to Mill Creek that could be restored to more ecologically natural and functioning wetlands however this is not proposed in this application or within the Mana Tahuna programme. These could add to wetland filtering of run-off from the pasture area above. It is assumed by ASLA that the riparian planting and the wetland restoration along with the two sediment control ponds and bank stabilisation proposed within the Mana Tahuna work programme will provide good nutrient and sediment control within the Site, along with careful use of fertilisers and stocking on the pasture areas. These works are not part of the proposals but the proposed mitigation planting would need to coordinate with this preparatory work.
ii. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.	No practical constraints are known.
jj. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.	Refer to the AEE.

Ch. 24. Wakatipu Basin

24.7 Assessment Matters

Assessment Matters – Controlled Activities

This relates to the proposed dwelling within the proposed Building Platform only and associated earthworks, access and planting. This addresses Rule 24.4.5.1 in Table 24.1. This assessment assumes the BP is approved. The Barn and separate garage are included in this assessment for expediency. Many of the matters are covered under the assessment matters of 27.9.3.3.

24.7.3 The construction of buildings for residential activity within an approved building platform pursuant to Rule 24.4.5:

Landscape character including external appearance associated with the bulk of the building, access, landform modification, exterior lighting, landscaping and planting

a. Whether the external appearance including colours of the building(s) adequately responds to the identified values set out in Schedule 24.8 – Landscape Character Units and the criteria set out below.	The Schedule does not refer to particular characteristic building forms, colours and materials. However to promote an appearance in keeping with the rural character and a recessive appearance, appropriate new built development is likely to be of modest scale and/or "low key" rural character and set within landscape elements of landform and vegetation of rural character so that it is subservient. Recessive earthy colours are also envisaged, in accordance with the standards in Table 24.5 for building colour, brown, grey and green colours with a light reflectivity value (LRV) of 20% or less for roofs and 30% or less for wall cladding. Any materials that cannot be described in terms of a LRV, such as schist stone cladding, are to be assessed in a more general way for recessiveness of 30% or less. Despite its approximately 70m façade, the one-storey dwelling is comprised of a number of interconnected units which vary in orientation which reduces the potential for an inappropriate bulk effect in ASLA's opinion. The materials and colours of the three buildings proposed comply with the standard. The way windows, doors and changes in materials are articulated across the pitched-roof gable forms also has the effect of reducing bulk and making the dwelling recessive. Natural materials of timber and stone are used for cladding. The dwelling and the two ancillary buildings in ASLA's opinion have a visual character that is complementary to the rural landscape setting. Despite its large size, the proposed dwelling (together with the ancillary garage and barn) is considered to have an appropriate appearance with respect to location, form, and bulk and the materials and colours proposed. They would also complement the character of built form within Millbrook Resort. The dwelling and barn would be highly visible elements until the riparian planting matures. When this planting is reasonably mature, ASLA's opinion is that the buildings would be a subservient element, despite a large scale.
b. The extent to which the buildings, ancillary elements and any landscape treatment complements the existing landscape character, including consideration of: i. building colours and materials; ii. the design and location of landform modification, retaining, fencing, gates, vehicle access (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting; iii. the retention of existing vegetation and landform patterns; iv. earth mounding and framework planting to integrate buildings and accessways;	Building colours and materials are assessed above. Landform modification is relatively minimal and no discrete landforms (such as hummocks or ridges) are affected as described above at 27.9.3.3 a.i. The materials for the retaining walls around the proposed dwelling have not been specified. The architectural drawings show stacked and mortared stone walls including the base of the dwelling where it is built up. The retaining structures and any battering at the rear of the dwelling would not be visible after the dwelling is constructed. During construction earthworks would be visible, low down in the landscape and given the distance and scale of the landscape setting, they would appear small in scale and are assessed as having Low visibility. The riparian planting would screen out visibility of the front elevated base of the dwelling. The existing road entrance and first 18m or so of the existing driveway are used shared with proposed Lot 2. The new access drive to Lot 1 BP is proposed crossing the large open paddock between Mill Creek and Malaghans Road, crossing Mill Creek just upstream of the existing timber farm bridge, on a new timber and steel bridge. Whilst the new access drive would not impact on the integrity of the landform or topography of the valley floor (the landform is not a discreet and readily perceived landform in any case, like a ridge or hummock) or any existing vegetation patterns, the effect would be to reduce existing levels of visual coherence and open and natural character (pertaining to the presence/absence of

v. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8 - Landscape Character Units;	cultural elements particularly domesticating ones). It would have a domesticating effect. This is a relevant direct and cumulative effect within the Site and context landscape due to the presence of the existing driveway and the newly constructed Trail which is easily visible as a new pale linear cultural element following Mill Creek, as well as other driveways in the context landscape and Malaghans Road itself. The significant topographic re-shaping within Millbrook Resort is also a factor adding to cumulative effect. The effect on these attributes is assessed as being adverse and **Low-Moderate** in degree. Planting was considered to reduce the visual effect however ASLA concluded this only highlighted the driveway and that the simple open rural character was best maintained by not planting trees in the paddock. The effect would be considerably reduced if the existing drive was utilised until near Mill Creek and the new drive was limited to the paddock closest to the creek, or alternatively, crossing the creek at the end of the existing drive and following the true right of the creek (out of the flood hazard zone). Planting could be used here to limit its visibility, but without blocking views of the escarpment. No fencing or walls are proposed. No road entrance feature is proposed. External lighting would comply with the standard (nevertheless effects of lighting are considered under 24.7.13 below). No lighting is proposed for driveway areas away from the house. Water tanks would be located behind the dwelling where they would not be visible. They would be buried and/or screened by landform and or planting. A curtilage area within which any domestic elements are to be contained is defined on the landscape plan. This area is low down in the landscape and would be screened out by the riparian planting as it matures. No vegetation removal is required except for pasture grass and some woody weed species (hawthorn mainly). The willows along Mill Creek in front of the dwelling site are crack willows and would be removed. Broader planting pattern and species is assessed at 27.9.3.3a.ii-iv. above.
c. The extent to which existing covenants or consent notice conditions need to be retained or otherwise integrated into the proposed development.	See above in 27.9.3.3b.
d. The extent to which the building is designed to avoid, remedy or mitigate adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs.	There is no adjacent or nearby ONL or ONF that would be affected by the proposed development.
e. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants.	See above at 27.9.3.3g.
f. The merit of the removal of wilding exotic trees at the time of development.	See above at 27.9.3.3aa.

24.7.4 Infrastructure and access a. The extent to which the proposal provides for adequate access, and wastewater disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.	The effects of the new access drive to the BP are assessed above at 27.9.3.3 a. and 24.7.3b.ii.
24.7.4A and 24.7.15 Lake Hayes Catchment a. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.	See 27.9.3.3. Lake Hayes Catchment
b. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.	See 27.9.3.3. Lake Hayes Catchment
c. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.	See 27.9.3.3. Lake Hayes Catchment
d. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.	See 27.9.3.3. Lake Hayes Catchment
e. The extent to which the proposal contributes to water quality improvement, including by: i. stabilising the margins of waterways, riparian planting and ongoing management; ii. Reducing inputs of phosphorus and nitrogen into the catchment; iii. Implementing a nutrient management plan;	See 27.9.3.3. Lake Hayes Catchment

iv. Restoring, maintaining, and constructing new, wetlands for stormwater management; v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.	
f. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.	See 27.9.3.3. Lake Hayes Catchment
g. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.	See 27.9.3.3. Lake Hayes Catchment

Assessment Matters – Restricted Discretionary Activities

This set of matters applies to the infringements of standards at part 24.5 which relate to exceeding ground floor area (24.5.5) and building height (24.5.8), and intrusion into the 30m setback from the bed of Mill Creek (24.5.12). Whilst complying with the standard (24.7.13), effects of night lighting need to be considered. The barn and separate garage are non-complying activities however the Barn is assessed here as well for expediency (the separate garage is not visible). The assessments assume the Building Platform is approved.

24.7.5 New buildings (and alterations to existing buildings) including farm buildings and residential flats, and infringements of the standards for building coverage building size, building material and colours, and building height:	

Landscape character a. The extent to which the building, ancillary elements and landscaping maintains or enhances the Basin's landscape including in responding responds to the identified values set out in Schedule 24.8 – Landscape Character Units for the relevant landscape unit, and the following assessment matters. i. building height; ii. building colours and materials; iii. building coverage; iv. design, size and location of accessory buildings;	Covered in the Tables above at 27.9.3.3 and 24.7.3 a. and b. A matter of discretion in Rule 24.5.5 where there are breaches of height standard includes b. *Visual prominence from both public places and private locations.* The dwelling and the barn lie in the 6.5-8m height band. ASLA's visual analysis is that the proposed dwelling and barn would be Highly Visible but not prominent at the outset, and that visibility would reduce to **Moderate** within 7-10 years as vegetation along Mill Creek and the trees around the dwelling mature. In the longer term visibility would reduce to **Low**. The scale of the backdrop rocky escarpment assists in avoiding prominence along with setback, recessive materials and, eventually, visual screening. ASLA concludes that there would not be an adverse effect related to visual prominence, when considering the breach of rules for floor area and height. A building of complying floor area and height could be similar in apparent scale and bulk. The excesses of building height relate to only small parts of the whole building form and to the barn which is a relatively small scale building. The extra height would not have any meaningful effect on the overall appearance, due to the degree of articulation of the building components, and the viewing distance and scale of landscape within which it is viewed. The dwelling has a large footprint as addressed earlier. Despite this, the dwelling is considered to be appropriate to its setting. The separate garage is located behind the dwelling and would not be visible, or would perhaps be visible to a **Very Low** degree in extreme northwest views from Malaghans Road.
v. the design and location of landform modification, retaining, fencing, gates, vehicle access (including paving materials), external lighting, domestic infrastructure (including water tanks);	See above at 24.7.3.b.
vi. the retention of existing vegetation and landform patterns, and proposed new planting;	See above at 27.9.3.3a.i-iv.
vii. earth mounding and framework planting to integrate buildings and vehicle access;	See above at 27.9.3.3a.i-iv.
viii. planting of appropriate species that are suited to the general area including riparian restoration planting;	See above 27.9.3.3a.ii-iv.
ix. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement; and	See above at 27.9.3.3 b. and y. It is proposed to establish a programme of ecological restoration over the steep escarpment which is effectively retired from grazing.

x. the integration of existing and provision for new public walkways and cycleways/bridlepaths.	A trail within a public easement has already been established along the true left of Mill Creek within the Site as a section of the walk/cycle trail between Arthurs Point and Arrowtown.
b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.	See above at 27.9.3.3.aa.
c. The extent to which the development maintains visual amenity in the landscape, particularly from public places.	The additional height of some parts of the dwelling and the exceeding footprint have no particular effect on public amenity (being most relevantly views from Malaghans Road), due to the way the building form is comprised of small units of varying bulk and orientation, combined with the 200m plus setback on the far side of a riparian corridor that is to be planted out, and its location under a much larger and dominating natural landform. A building of similar length could be built, or perhaps two separate buildings close together, but remain less than 500m^2 in area. The visible difference between a complying building and the one proposed would not be appreciated from Malaghans Road, and unlikely to be appreciated from higher viewpoints due to distance. The height of the Barn makes it more visible but it is not visually prominent in context. Its High visibility would reduce over time due to the proposed riparian planting as explained previously.
d. In the case of multiple buildings or residential units not otherwise addressed as part of a previous subdivision, the extent to which a sense of spaciousness is maintained, and whether the buildings are integrated with existing landform, vegetation or settlement patterns.	The sense of spaciousness is, inevitably, not maintained. It is considered to be adversely affected to a **Low** degree, mitigated by the generous setback and separation by Mill Creek and the effect of intervening screening vegetation. Most importantly the large open paddock remains intact as open space including an absence of tree planting in respect of open character. The new driveway passing through it with occasional traffic, in addition to the new pedestrian and cycle traffic on the Trail, has an adverse effect on the openness and naturalness of the paddock of **Low-Moderate** degree, as explained earlier.
e. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.	n/a (the separate buildings are non-complying activities)
f. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.	n/a (the Site does not adjoin or is near to ONL or an ONF)
g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants.	See above 27.9.3.3g.
h. The merit of the removal of wilding exotic trees at the time of development.	See above at 27.9.3.3aa.

i. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained.	See above at 27.9.3.3i.

The proposed dwelling and barn intrude on the setback of 30m for the bed of Mill Creek.

24.7.10 Setback of buildings from waterbodies Whether the proposal achieves: a. The maintenance or enhancement of biodiversity values. b. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 – Landscape Character Units for the landscape character unit that the proposal falls into. c. The maintenance or enhancement of open space. d. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards.	The overall adverse effect of setback intrusion is considered to be **Very Low** in this proposal with respect to natural character and openness of the creek margin (within the 30m) given the scale of riparian planting that would occur, and the recent introduction of a formed gravel trail into the riparian corridor. The intrusion has no direct effect on biodiversity values and ecological function, which would be considerably enhanced by this proposal in conjunction with the Mana Tahuna works. This proposal represents **enhancement of biodiversity values**. The riparian planting (a nominal two bands 6m wide either side of Mill Creek throughout the Site) and the restoration of the wetland is part of the Mana Tahuna work programme., The Applicant would undertake the planting within Lot 1 as it has an important mitigating function. This planting, along with bank treatments to minimize erosion and sediment loading, is a substantial biodiversity improvement on the existing and historic situation, where pasture has come right up to the edge of the creek for many decades. The establishment of sedgeland and some native trees instead of rank grass along the drain corridor that feeds into Mill Creek represents a slight positive biodiversity outcome. It is also proposed to reinstate the RMZ along Mill Creek and its tributary on proposed Lots 1 and 2. This would prevent planting of exotic species and inappropriate native species, and would require on-going invasive weed control including protection of the considerable effort of the 6m bands of riparian planting under Mana Tahuna. The overall effect on biodiversity would be **positive** and **High** at the local context level and M**oderate** at a LCU level. There are no particular **character or visual amenity values** described in the Schedule for Mill Creek itself or the relationship of residential land use to the creek, in fact Mill Creek is not even mentioned. ASLA's observation is that some residential activities actively interact with the creek as part of the curtilage, others have no interaction. The creek itself would not be altered by this proposal apart from construction of the bridge and removal of the timber farm bridge. The existing open pastoral character of the riparian margin interspersed with clumps of flax and intermittent crack willows would change to a sedge/flax/native tree-shrub wooded character however this is considered a desirable outcome. The Mill Creek corridor has a Moderate to High level of visual amenity depending on the state of the banks (some are eroding)

	and vegetation (reaches with rank grass and over-mature crack willows have less appeal then reaches with stable banks, mown/grazed pasture and/or flax, carex and younger willows, for example). Natural character is Moderate as the creek itself has been modified and the vegetation around it is largely exotic or planted native; and in places, managed. It is considered overall to have low biodiversity values as a riparian corridor in its current state, especially for native plant species. The presence of the Trail next to the Creek has reduced Natural character. On the Site, there has also been a physical impact on a small intact carex wetland where gravel trail has been constructed through it instead of boardwalk. The change pending is a permitted (the planting) and approved (bank and bed works) activity that is proceeding through Mana Tahuna regardless of this proposal as part of the wider catchment improvement works for the Lake Hayes water quality improvement project, and thus its effects need to be considered in this light. However the Applicant has committed to carrying out all or part of the works within proposed Lot 1 (completed for s224c certification). This would be embodied in a consent notice condition. This then makes it able to be considered as a **positive** effect on Character, Natural Character and associated values to a **Moderate-High** degree at a local contextual level, and a **Moderate** degree in the wider LCU context where there will be other instances of riparian and wetland restoration. The proximity of the two buildings within 20-30m as opposed to 30m or more in this situation would not alter the outcome in ASLA's opinion with regards to **open space and natural character**, given the scale of the building and the nature of the space it is set in (a narrow strip of land sandwiched between escarpment and the creek) and the modified nature of the building site and reach of riparian corridor associated with it. The setback also does not affect curtilage and this has significant potential to alter natural character and amenity with a complying dwelling. There are no proposals to interfere with the creek for amenity purposes in the curtilage in this application. The presence of the fenced-off gravel trail on the true left of the creek and activity of people walking and cycling along it has already altered and will alter the natural and open character of this reach of the creek. Extensive planting along the creek including large exotic trees and a number of native trees within the riparian planting is proposed as mitigation for visual effect and effects on natural and open character of domestic residential development including curtilage within 30m of the creek. Flooding hazard is addressed in the AEE.
24.7.13 Glare a. The effects on adjacent roads and neighbouring sites. b. The extent of likely visual dominance from light fixtures, poles and lux levels.	The proposal would comply with the standard for lighting. Nevertheless there would be an outcome of additional night lighting in the rural landscape which would affect broader attributes of openness and natural character including natural dark by slightly reducing them. This adverse effect is assessed as **Low** given the context, with night lighting of the Coronet Ski Area above, lights of passing traffic on busy Malaghans Road, and the proximity of Millbrook and Arrowtown urban

c. The nature and extent of any effects on character and amenity, including the night sky. d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties. e. Whether there will be any reverse sensitivity effects on adjacent properties.	areas affecting the appreciation of these attributes. The riparian planting would also screen out visible lighting to some degree. No nearby private residences have a view to the dwelling. A condition is proposed to prevent pale coloured curtains and blinds which have potential to give visual prominence to a building, especially if there are large windows on the visible façade.

Ch. 25 Earthworks

Earthworks are a relatively minor component of this proposal. Earthworks of a relatively minor nature would be required to construct the new access drive (as part of the subdivision) and the physical building platforms, and they would be largely occupied by the drive and built form. The scope and effect of earthworks has been addressed at 24.7.3.b above. The following matters cover different points.

25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion. **25.8.3 Landscape and visual amenity values**	
25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.	The earthworks would not affect natural topography in any meaningful way. The new drive and buildings would largely occupy the altered landform, or it would be within the proposed curtilage. The broader topographical patterns of the Site would remain intact and legible.
25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.	The cuts associated with the access drive and buildings would be covered up by the drive and buildings, retaining walls and/or planting.
25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.	It is anticipated the landscaping around the new buildings would be completed quickly (not the least for private amenity reasons). The AEE addresses measures for sediment control (i.e., treatment of exposed ground or fill).
25.8.3.4 Within Outstanding Natural Features and Landscapes and the Rural Character Landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:	n/a

a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape; b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and c. cultural attributes including Tangata whenua values, historic and heritage associations.	
25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.	The landscape of the Site and the wider context is considered by ASLA to have the capacity to absorb earthworks of the scale and nature proposed, despite the visibility/visual significance of the Site and thus its sensitivity from Malaghans Road. The earthworks required would be carried out on land that is gently undulating. The new drive in its proposed location would have an adverse effect of **Low-Moderate** degree on the character and quality of the landscape as has been discussed at 27.9.3.3k and see below.
25.8.3.6 The potential for cumulative effects on the natural form of the landscape.	There are no significant scarring earthworks in the LCU in proximity to the Site relevant to cumulative effects apart from Malaghans Road which has cut and fill batters where it passes the Site. The new Trail represents linear earthworks now covered by the gravel trail. The soil screening activity on the Site has modified the part of the Site it occupies. It is expected that when that activity ceases, the land would be re-graded and grassed over. There has been extensive earthworks on the neighbouring Millbrook Resort totally re-shaping the land in places. There are other driveways and together with the new drive and existing drive, the Trail and Malaghans Road, there would is an increased cumulative effect of topographic modification within the landscape context. The degree of change to natural form within the landscape context is considered to be **Low** but the consequential direct and cumulative adverse effect on landscape character and its attributes is considered to be **Low-Moderate** as explained in 24.7.3b.
25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.	The adverse effect of the new drive could be avoided by using the existing driveway as far as Mill Creek then either following a line through the paddock close to the creek or crossing the creek and following a line on the true right. This would maintain the intactness and openness of the larger paddock between Malaghans Road and the creek.
25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.	There would be a public visual amenity effect associated with the proposed new access drive. There would not be unsympathetic alteration or scarring of landforms but there would be a detracting effect on visual coherence, open and natural character as described previously.
25.8.6 Effects on water bodies, ecosystem services and biodiversity 25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.	These matters are addressed in the AEE. There are no earthworks that would directly affect the corridor of Mill Creek, except where it crosses it via a new bridge. There would be a Very Low point effect on the natural character of the creek and its margins. The newly constructed trail

25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects. 25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins. 25.8.6.4 The effects on significant natural areas. **25.8.7 Cultural, heritage and archaeological values** 25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation. 25.8.7.2 The extent to which the activity affects Ngāi Tahu's cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3. 25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Maori origin the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide. 25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage 25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga. 25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.	however has had a greater effect on the natural character of the creek and its margins, that overwhelms any effect of the bridge. The bridge would not impede any ecological function. It replaces an existing simple timber farm bridge. There are no known cultural or heritage/archaeological values. The Site is not within a wahi tupuna area. There are no known specific mana whenua values on the Site (informed by the Mana Tahuna and QTT consent application documentation as well as Plan notations). Matters pertaining to mana whenua and cultural associations are covered in the AEE.

PART 2 – OBJECTIVES AND POLICIES

CH 27

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

The proposed development as a whole recognises, respects and incorporates the key natural features of the Wharehuanui Hills escarpment and Mill Creek and "natural wetlands" within the subdivision and development design. The escarpment and riparian corridor would be protected and enhanced.

Policies

27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	The proposed subdivision would not affect any natural features of the Site, namely Mill Creek and the rocky escarpment. Overall the natural features of the Site would be incorporated and enhanced. This may occur through the Mana Tahuna work programme regardless of the proposed subdivision. The extent and timing of those works is not known at the time of writing however and the application includes provision for completing the works as a condition of consent as they are also relied upon for mitigation of the proposed BP and buildings and associated development.
27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.	n/a
27.2.4.3 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.	n/a
27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;	The proposal contains initiatives that would protect and/or enhance landscape, vegetation and indigenous biodiversity. The proposed subdivision and residential land use would include planting that would augment and complement (and ensure the completion of) the planned Mana Tahuna programme of riparian restoration. Additional planting includes establishment of sedgeland down the drain, contribution of native trees through the riparian corridor, and the patches of native tree and shrubland planting along the base of the escarpment.

b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.	The entire rocky escarpment would be within a defined protected area governed by the proposed LMERP which aims to replace the woody weed cover with native cover over a period of up to 25 years. This would supercede the existing RRMA on the Site (existing Lot 5). The RRMA would continue to apply on existing Lots 1-3 under RM161092. The wetland and riparian areas would to be covered by a new Riparian Management Zone (RMZ) which requires ongoing control of invasive weeds and limits any planting to locally occurring native species only. It would provide a means of protecting in perpetuity the considerable investment in riparian planting on the Site by Mana Tahuna and/or the Applicant.

27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments

Policies

Transport, Access and Roads 27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	The proposed new roading would not adversely affect any topographical feature nor would it appear visually incoherent with respect to its alignment over the topography at a detailed level, where it requires minimal cut and fill. The proposed access drive would have visual and landscape character direct and cumulative effects however that are adverse to a **Low-Moderate** degree related to visual coherence, openness and natural character, and domestication. This could be avoided by using the existing driveway and locating the new access to the proposed BP closer to Mill Creek and the escarpment where it would be a minor visible landscape element. Tree planting to screen the drive is not considered appropriate as it is considered the paddock is better left simple and open in character to avoid highlighting the drive and to maintain unobstructed views to the rocky escarpment.

Ch. 24. Wakatipu Basin

24.2.1 **Objective - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.**

ASLA concludes that the proposed development as a whole would maintain or enhance landscape character and visual amenity in the Wakatipu Basin.

Policies

24.2.1.2 Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that: a. is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and	The Site and its context landscape are considered to have Low Capacity for further residential development. The wider LCU has a Very Low capacity according to the Schedule. Whether the subdivision and residential development proposal is consistent with all policies related to that matter is addressed in the AEE.

b. ensures that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8 and the landscape character of the Wakatipu Basin as a whole are maintained or enhanced by ensuring that landscape capacity is not exceeded.	The scale, nature and design of the proposal as a whole is considered to maintain or enhance landscape character and associated values including visual amenity values. This is despite the three standard breaches of height, footprint and location within the stream setback, and the presence of the two ancillary buildings outside the proposed BP. There are some **adverse** effects, namely a **Low** adverse effect on openness and naturalness due to the additional domestication (which is able to be appropriately and adequately mitigated by the riparian planting), and **Low-Moderate** adverse effects related to the new access drive (which could be avoided by re-location). These effects are direct and cumulative. Other aspects of the proposal however have higher degrees of **positive** values, such as the **High** and **Moderate-High** values following from ecological restoration. The key characteristics and values of the LCU are set out in Schedule 24.8 and are addressed with regards to this proposal: *Sense of openness and spaciousness associated with predominantly pastoral landscape.* This is maintained overall and at the scale of the LCU due to the generous setback and location on the far side of the creek behind both planned and proposed riparian planting, under the dominating rocky escarpment. The large open pastoral paddock adjacent to the road remains unchanged except for the new access drive which has a reducing effect on openness that is **Low-Moderate** (context landscape) to **Low** (LCU). The proposed tree planting in the northwest part of the Site would assist in screening out the detracting "clutter' on the neighbouring property to help restore openness (note, "openness" is defined here as a relative absence of built form, cultural clutter and human activity in the landscape. It does not mean a spatial openness which is referred to by ASLA as "open character"). *Subservience of buildings within the overall unit.* The proposed dwelling and two ancillary buildings would be subservient to a moderate degree from the outset due to the dominance of the rocky escarpment and the wide setback. Whilst not visually prominent, they would be highly visible initially (depending on timing of construction in relation to the planting) but as the riparian and exotic tree planting matures subservience would increase in degree. *Dramatic views from Malaghans Road to the mountain range.* These views would not be affected. *Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces.* This view would be retained and enhanced by the riparian planting and the native tree /shrubland planting along the base of the escarpment, and over time through the outcomes of the LMERP. The planting would not obstruct views of the escarpment and they would be seen over a generous expanse of open pastoral space some 180-190m wide.

	Impression of the area as a buffer between Queenstown and Arrowtown. *Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL.* These overall impressions would be retained as the contribution of open pastoral character and the wilder character of the escarpment would be retained relevant to views from Malaghans Road particularly. The contribution of vegetation and native planting/natural regeneration as part of the buffering would increase. The overall impression of open pastoral character and a rural landscape dominated by vegetation and landform between Millbrook Resort/Arrowtown and Littles Road basin would be maintained. This proposal is not considered to exceed the landscape capacity.
24.2.1.3 Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.	As above.
24.2.1.6 Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.	There would not be any inappropriate modification of natural landform.
24.2.1.8 Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by: a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.	Despite its large scale, the proposed three buildings would be located and of a design that would not compromise the landscape and amenity values of the wider Basin RAZ. The form, materials and colours are considered to reflect a rural character and would have an attractive appearance. There is a breach of location, height and footprint, however, in their setting, these breaches would not result in adverse effects of greater degree than a complying building. Because of the scale of the Site, and due to the set-back location under the escarpment, the presence of two of the buildings outside the BP (and only one in a visual sense from Malaghans Road, as the separate garage would be screened by the dwelling), forming a larger node reflects a farm homestead and does not appear out of character or of an inappropriate scale. The building node is considered to be sufficiently discreet from the outset due to its location and setting, and this would increase over time so that vegetation and landform dominate and define the character and buildings would be subservient.
24.2.1.9 Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a	There are no adjacent ONL or ONFs. The Site is not in the foreground of views of ONL or ONFs.

public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.	
24.2.1.13 Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.	Earthworks are relatively minor. Earthworks associated with the buildings would be screened by the buildings themselves and the riparian planting and would have no effect on landscape character and visual amenity of the wider RAZ. The new access drive (which is essentially earthworks) would have a **Low-Moderate adverse** effect on openness and naturalness and detract from landscape character and visual amenity values of the context landscape. This effect would be **Very Low** at a Basin landscape Level.
24.2.1.14 Enable residential activity within approved and registered building platforms subject to achieving appropriate standards.	A building platform is proposed which would enable residential activity.
24.2.1.15 Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.	The proposed residential activity and the buildings would be subservient to vegetation and landform to a moderate degree from the outset but would be Highly visible. They would become less visible and more subservient over time as the riparian planting matures and the landscape comes to be dominated by vegetation and landform.
24.2.1.16 Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.	Controls over lighting by condition would ensure there would not be adverse glare or degrade views of the night sky. A condition is also proposed to ensure window treatments are of a recessive colour to avoid reflectivity and visual contrast.
24.2.1.17 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.	Addressed by the AEE.
24.2.1.18 Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.	There is no Precinct adjacent or nearby.
24.2.1.19 Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by: a. implementing road setback standards; and b. ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building	There are no views across the Site to ONL or ONFs.

mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes; while c. recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.	

24.2.4 Objective – Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Water quality, ecological quality and recreation values would be maintained or enhanced by these proposals in conjunction with the work of Mana Tahuna.

Policies

24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	There would be cumulative effects and these would be **positive** and of a **Moderate to Moderate-High** degree. These accrue from the extensive riparian planting including the sedgeland along the drain, the proposed Riparian Management Zone and the native tree/shrubland planting along the base of the escarpment and the implementation of a Landscape Management and Ecological Restoration Plan across the escarpment.
24.2.4.8 Encourage the removal of wilding exotic trees.	The crack willows along Mill Creek and its tributary would be removed by Mana Tahuna and/or the Applicant. The goal of the LMERP is to replace the woody weed plants across the escarpment in the long term with native species.

25.2 Objectives and Policies

25.2.1 Objective - Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.

This would be achieved.

Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: a. Protects the values of Outstanding Natural Features and Landscapes; c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and g. Maintains public access to and along lakes and rivers.	The earthworks associated with the proposed subdivision and development would not affect any ONL or ONF. The one adverse effect of earthworks on the WB RAZ overlay is due to the driveway construction which is covered in Policy 24.2.1.13. The natural character of the Mill Creek and its margins would not affected by earthworks apart from a bridge crossing. The identified wetlands on the Site would not be affected. The existing public access along Mill Creek would not be adversely affected by this proposal (this is further addressed in the AEE with regard to safety).
25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	The earthworks associated with the proposal would not affect the visually prominent slope and natural landform and ridgeline of the escarpment of the Wharehuanui Hills.
25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	The one adverse effect of earthworks on the amenity values and quality of the rural landscape is due to the driveway construction which is covered in Policy 24.2.1.13.
25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.	The earthworks proposed largely recognise the constraints. The exception is the proposed new driveway which is located within a part of the Site that contributes to the "open, exposed and undeveloped" nature of the LCU. It would detract from openness and natural character to a **Low-Moderate** degree.

Ch. 3 Strategic Direction

32. Strategic Objectives

3.2.5 **The retention of the District's distinctive landscapes**

The distinctive characteristics of the Malaghans Valley LCU would be retained.

Wakatipu Basin Rural Amenity Zone 3.2.5.8 Within the Wakatipu Basin Rural Amenity Zone: a. the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and b. the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded.	The proposal as a whole would maintain or enhance the landscape character and amenity values of the Malaghans Valley LCU. This is largely due to the discreet and visually coherent location and the design of the proposed buildings set well away from Malaghans Road to the south of Mill Creek, maintaining the large open paddock in between; to the extensive native planting that will and would be undertaken in conjunction with Mana Tahuna along Mill Creek and along the base of the escarpment; and to the proposed LMERP and RMZ. This matter is addressed in detail under assessment matters for 27.9.3.3. The only aspect of the proposals that would have an on-going **adverse** effect on character and amenity values **of Low-Moderate** (context landscape) to **Low** degree (LCU and wider Basin) is the proposed additional access drive through the open paddock.

	The landscape capacity for additional residential development within the LCU and within the Basin as a whole would not be exceeded.
3.2.4 The distinctive natural environments and ecosystems of the District are protected.	
3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.	This would be achieved with this proposal, in conjunction with the Mana Tahuna work programme. Indigenous biodiversity would be enhanced not just maintained (there is very little native biodiversity on the Site at present).
3.2.4.2 The spread of wilding exotic vegetation is avoided.	No new planting of exotic species would have undesirable wilding spread potential. Existing invasive species are to be removed to prevent further spread.
3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.	The natural character of the margin of Mill Creek would be enhanced by this proposal, in conjunction with the Mana Tahuna work programme. The recent trail construction has degraded natural character however the extensive riparian planting to be carried out will outweigh that effect so that overall natural character is enhanced. The proposed subdivision and development is not considered to be inappropriate with regard to the natural character of Mill Creek and its margins.
3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.	The function of Mill Creek would be improved.
3.2.4.5 Public access to the natural environment is maintained or enhanced.	Public access to Mill Creek is maintained.
3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.	n/a
3.2.4.7 The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.	This could be achieved depending on the species planted. The list of species for the riparian planting under Mana Tahuna include Olearia species, Coprosma species and native broom which are At Risk and Threatened species.

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ATTACHMENTS

TO THE LANDSCAPE ASSESSMENT REPORT

PROPOSED DWELLING
AND RESIDENTIAL BUILDING PLATFORM

Macrae Property 283 Malaghans Road

Anne Steven
LANDSCAPE ARCHITECT

March 2024

Fig. 1 and
Photos of the Site

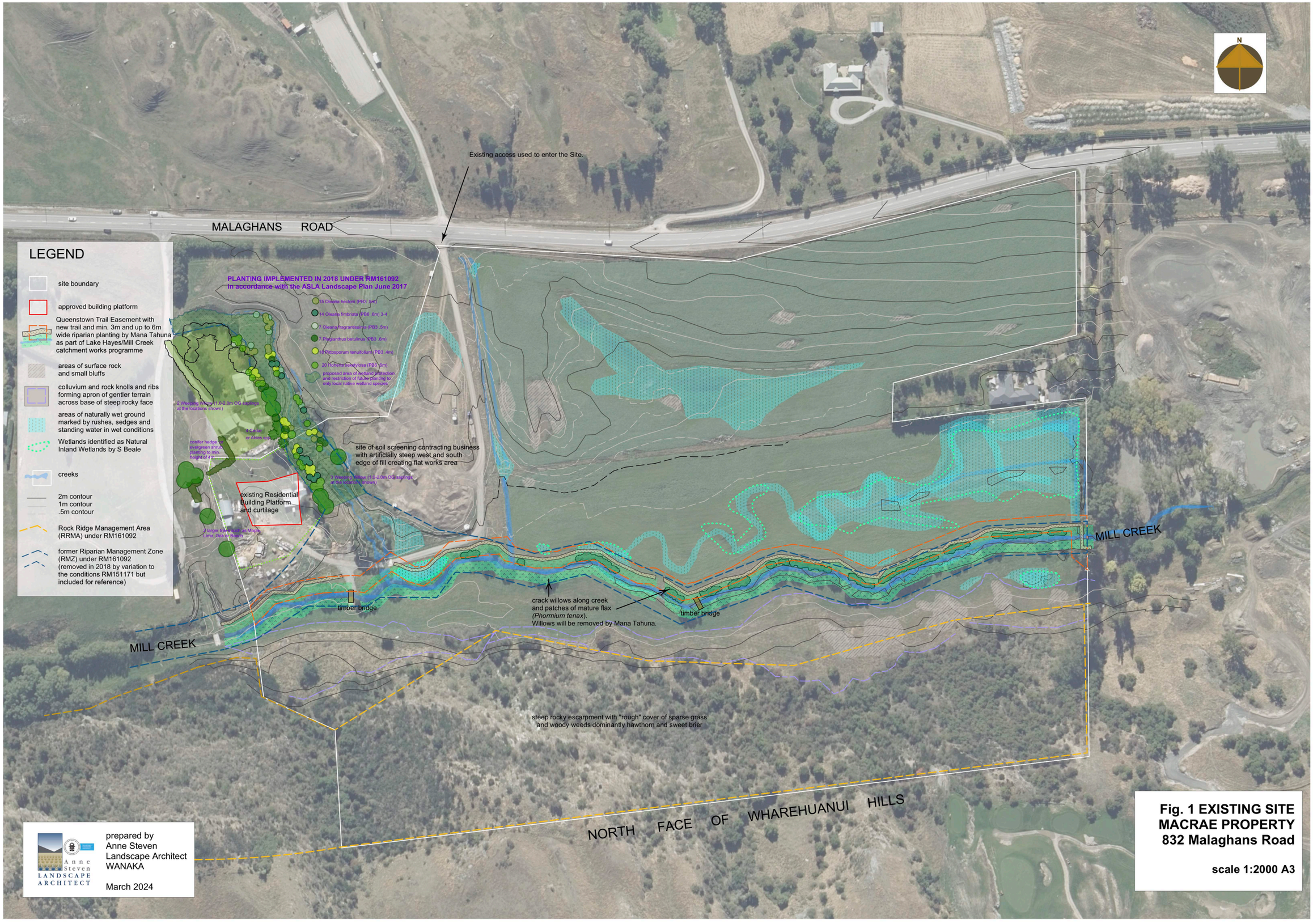
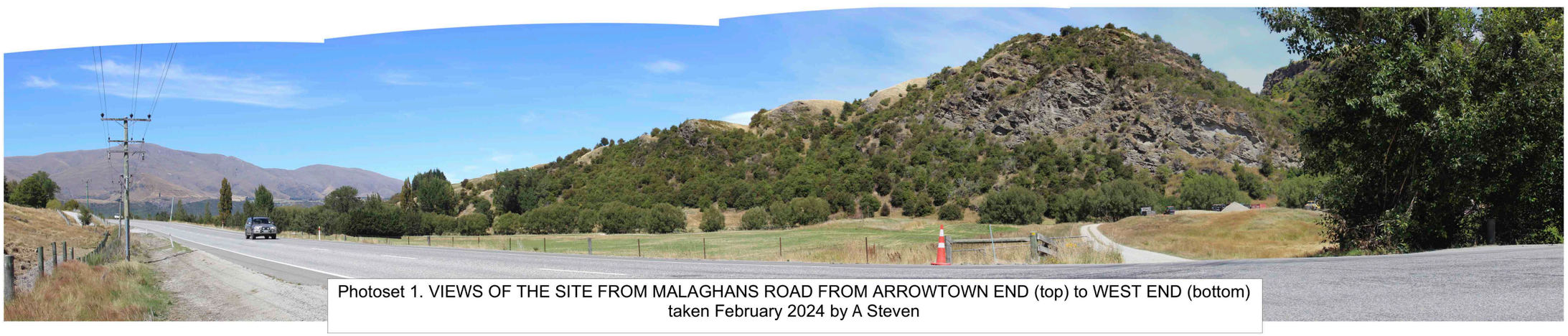


Fig. 1 EXISTING SITE
MACRAE PROPERTY
832 Malaghans Road

scale 1:2000 A3



Photoset 1. VIEWS OF THE SITE FROM MALAGHANS ROAD FROM ARROWTOWN END (top) to WEST END (bottom) taken February 2024 by A Steven

2a. The tributary creek with dominant cover of rank grass and crack willow (view upstream)

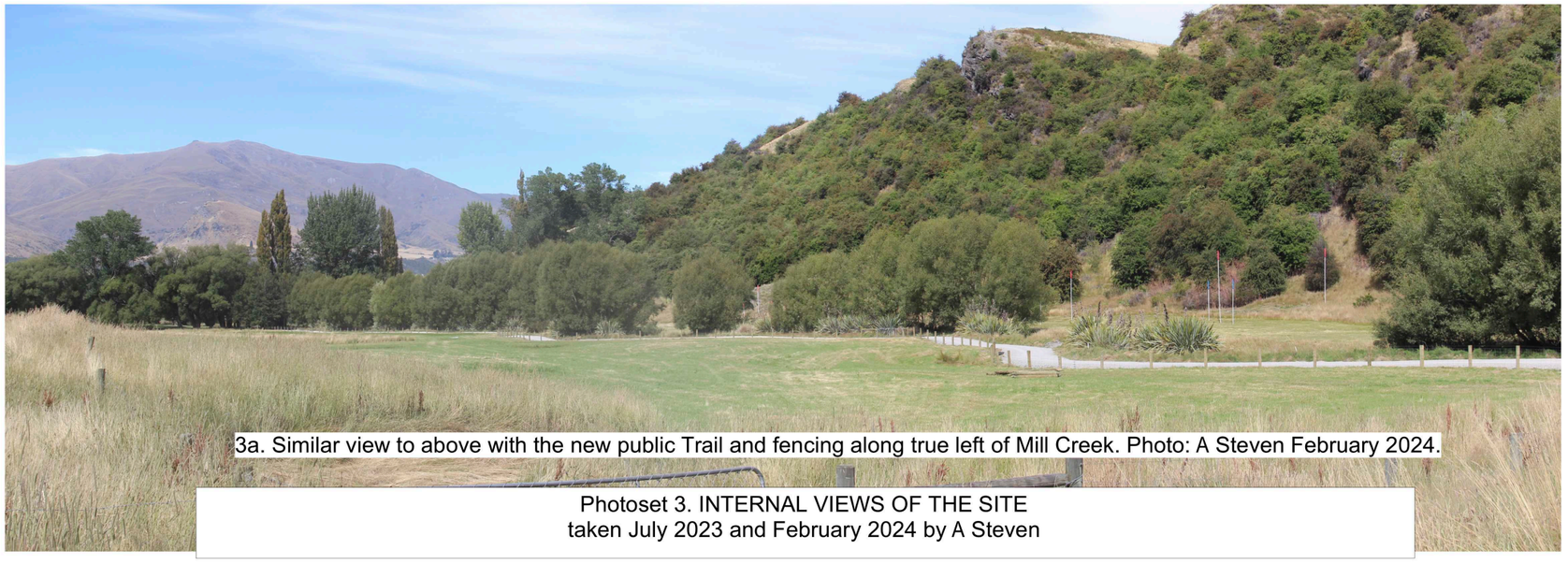
2b. Soil screening activity on true right of tributary creek

2c. The existing farmyard area at west end of Site on true left of tributary creek (Mill Creek visible far left of image) where the approved Building Platform is located

Photoset 2. INTERNAL VIEWS OF THE SITE
taken February 2024 by A Steven

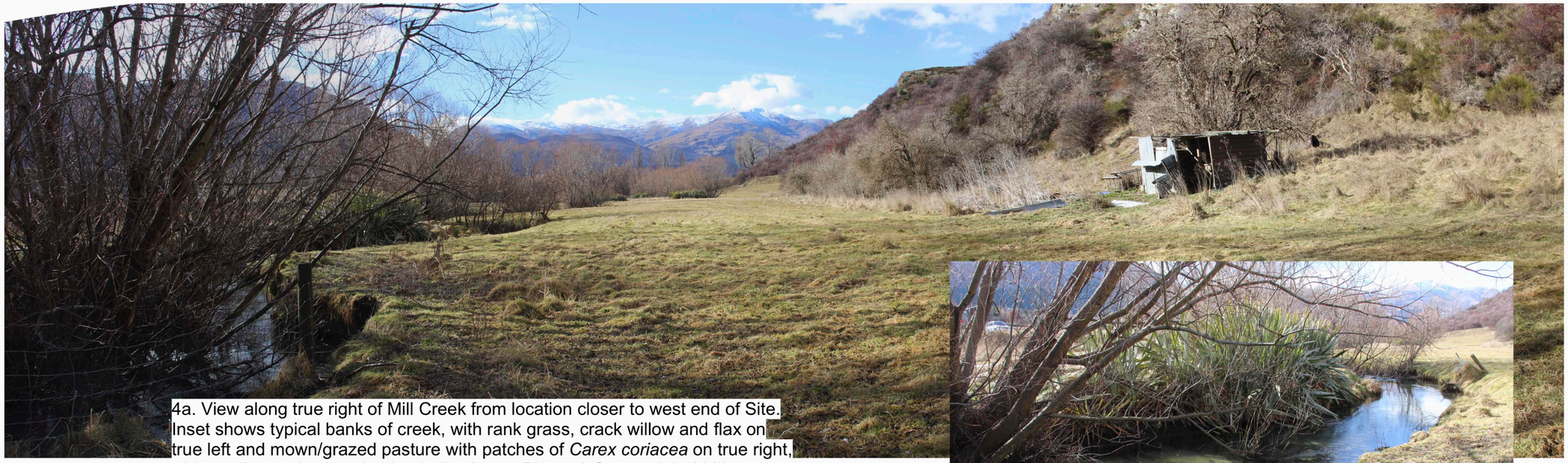
3a. View across the paddock from Malaghans Road. Mill Creek running to the left visible close to the rocky escarpment. The rank grass around the drain is in the foreground. Existing access drive on right. Photo: A Steven July 2023.

3a. View across the lower paddock from access drive. Mill Creek runs to right to left with intermittent flax and crack willows. The rank grass around the drain is in the foreground. Brown patches in paddock express the wetland areas. Photo: A Steven July 2023.

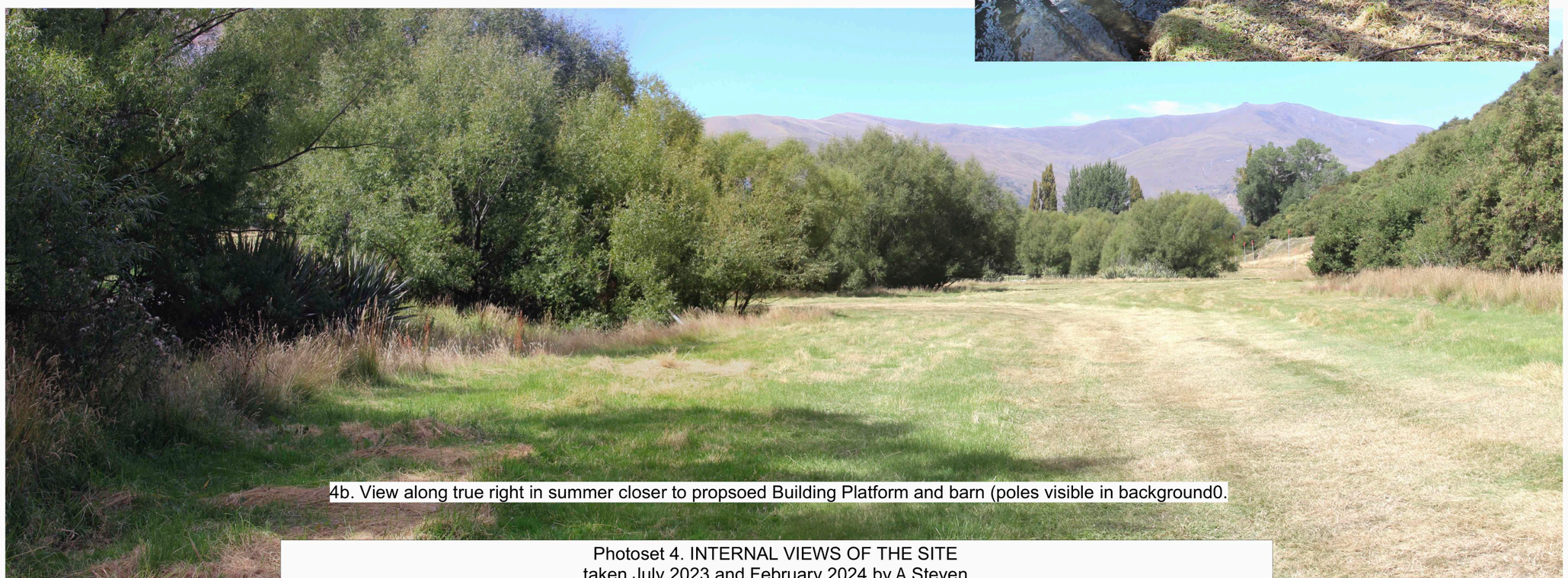


3a. Similar view to above with the new public Trail and fencing along true left of Mill Creek. Photo: A Steven February 2024.

Photoset 3. INTERNAL VIEWS OF THE SITE
taken July 2023 and February 2024 by A Steven



4a. View along true right of Mill Creek from location closer to west end of Site. Inset shows typical banks of creek, with rank grass, crack willow and flax on true left and mown/grazed pasture with patches of *Carex coriacea* on true right, with eroding and collapsing banks in places. Photo: A Steven July 2023.

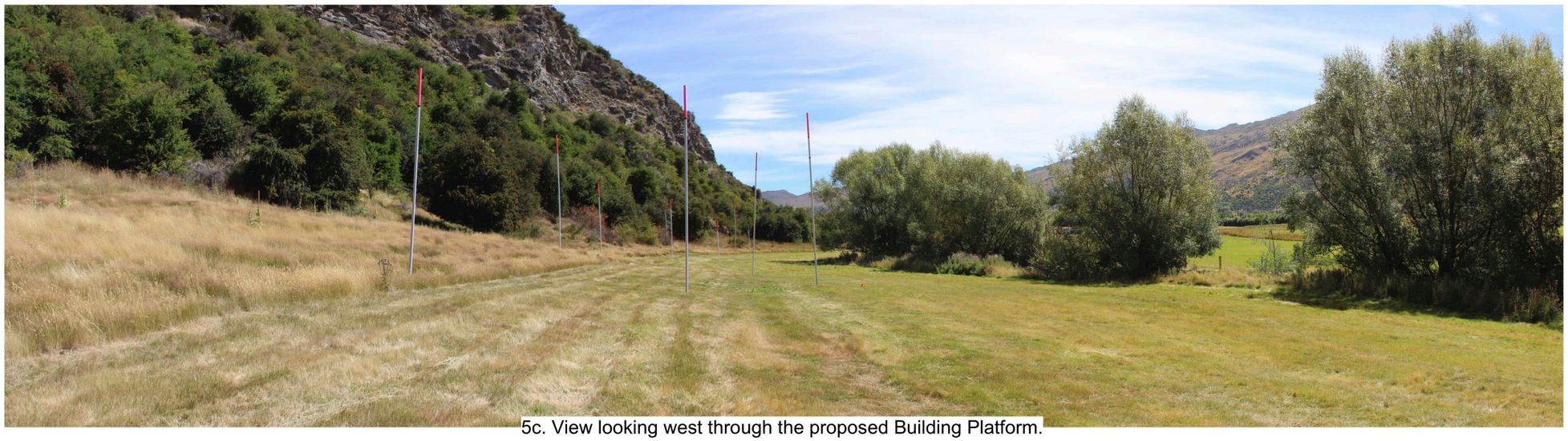


4b. View along true right in summer closer to propsoed Building Platform and barn (poles visible in background0.

Photoset 4. INTERNAL VIEWS OF THE SITE
taken July 2023 and February 2024 by A Steven

5a. View looking north across the Site from under the rocky escarpment,
from a point just to the west of the proposed barn.

5b. View looking north across the Site from under the rocky escarpment,
from a point behind the proposed Building Platform/dwelling. The bus indicates the position of Malaghans Road.



5c. View looking west through the proposed Building Platform.

Photoset 5. INTERNAL VIEWS OF THE SITE
taken February 2024 by A Steven

Fig. 2 and 3
LANDSCAPE CONTEXT

QLDC Property Map

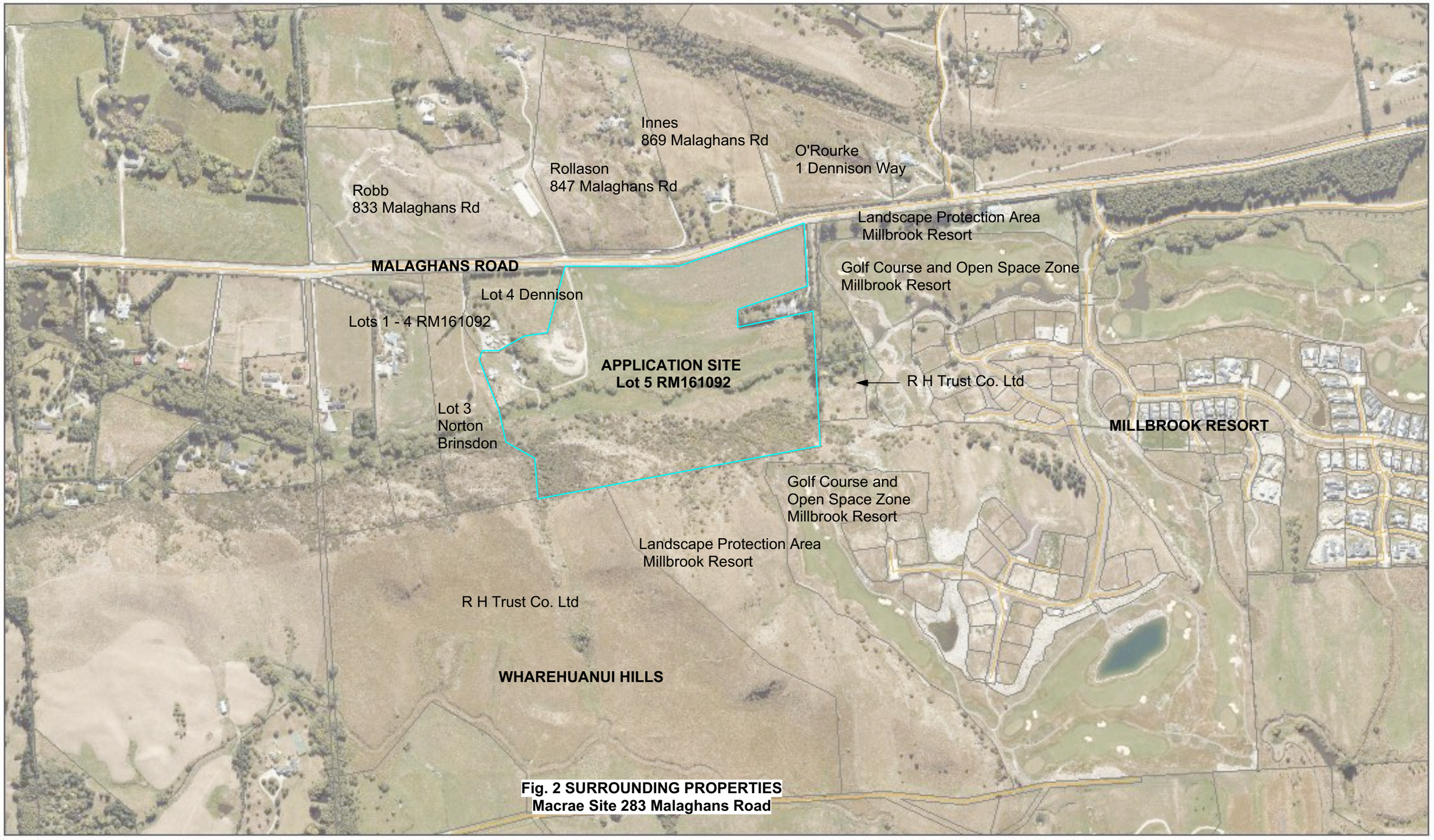


Fig. 2 SURROUNDING PROPERTIES
Macrae Site 283 Malaghans Road

QUEENSTOWN LAKES DISTRICT COUNCIL

0 0.2 0.4 0.8 km

Scale: 1:8,270

Map Date: 10/01/2024

N

QLDC Property Map

Bush Creek Saddle

landscape context

Application Site

CORONET FOREST QLDC RECREATION RESERVE
(forest has been clear felled and native/exotic planting underway for ecological restoration and amenity purposes)

Alan Reid Road

Dennison Way

Millers Flat

MALAGHANS ROAD

MILLBROOK RESORT

WHAREHUANUI HILLS

▲460masl
440masl▲
440masl▲
420masl▲
▲420masl
▲420masl
▲420masl
▲500masl
▲500masl
▲529masl
▲480masl

24.8 Schedule 24.8 Landscape Character Units

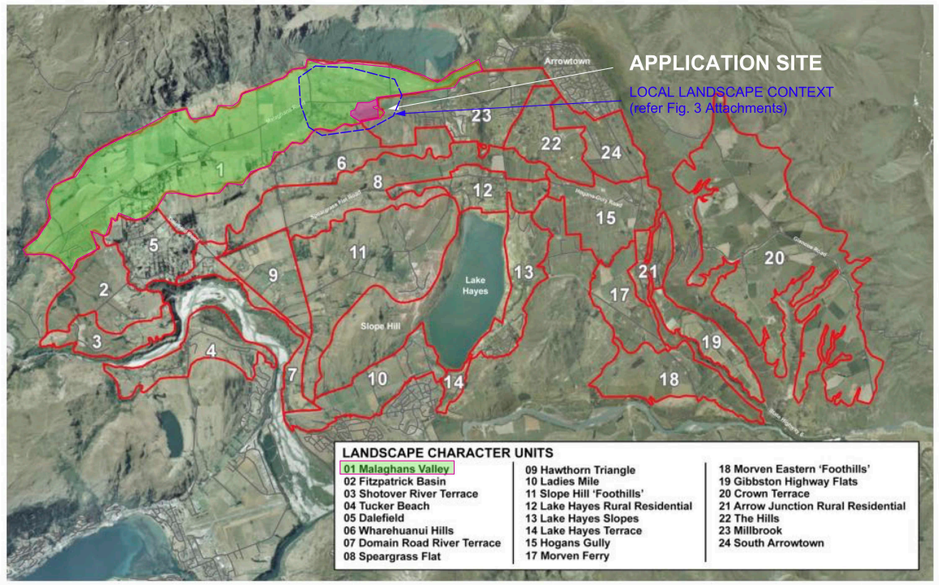


Fig. 3 LANDSCAPE CONTEXT
Macrae Site, Malaghans Road

Anne Steven LANDSCAPE ARCHITECT

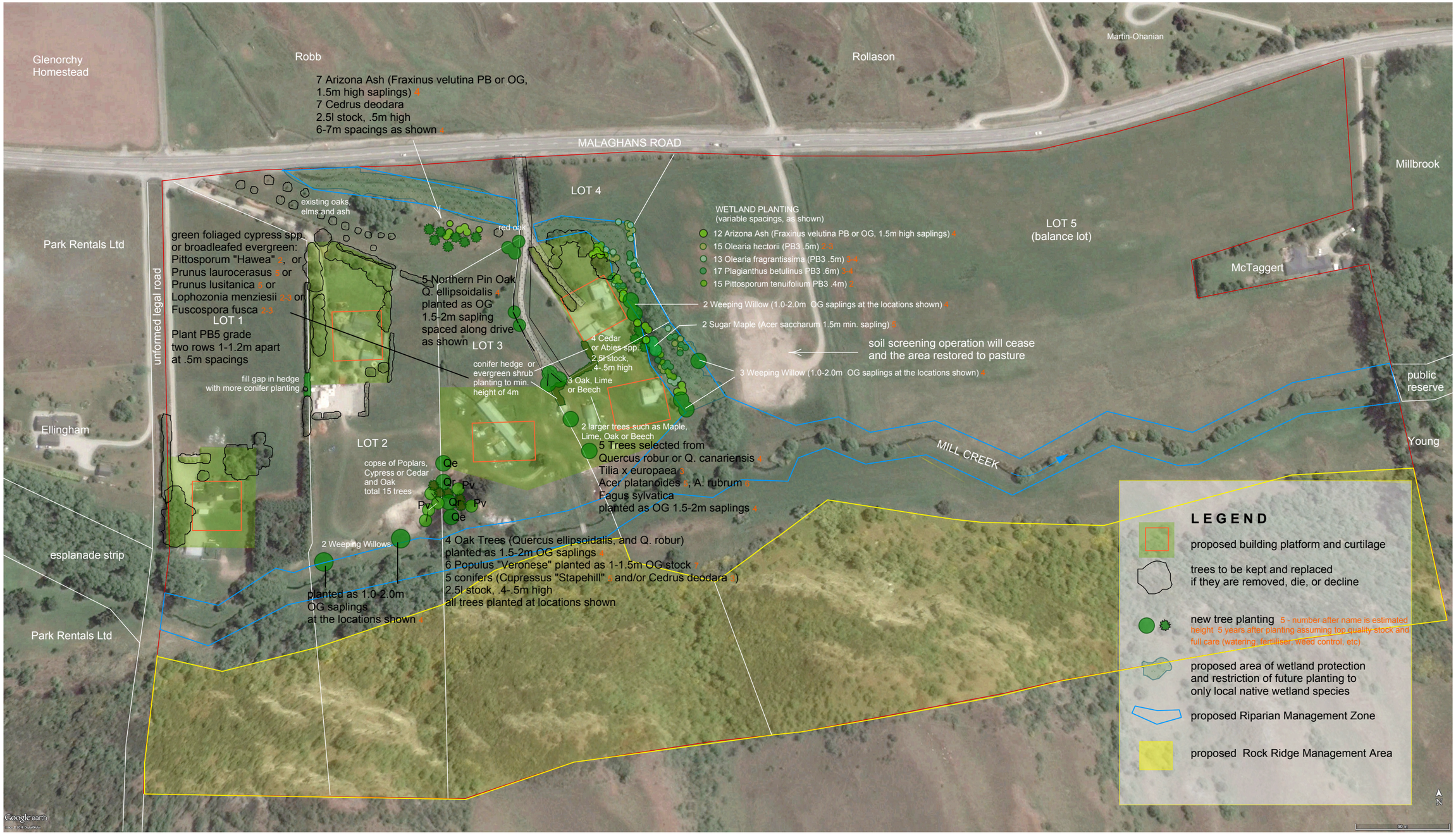
January 2023

QUEENSTOWN LAKES DISTRICT COUNCIL

0 0.28 0.55 1.1 km

Map Date:

APPROVED LANDSCAPE PLAN
RM161092
LANDSCAPE CONTEXT



scale 1:2500 @ A3

22 May 2017

Fig. 4B PROPOSED SCHEME FOR SUBDIVISION LOTS 1-5 DENNISON PROPERTY, 792 MALAGHANS ROAD

PLANTING DETAILS

prepared by Anne Steven
Registered Landscape Architect
Wanaka

ATTACHMENTS

TO THE LANDSCAPE ASSESSMENT REPORT

PROPOSED DWELLING
AND RESIDENTIAL BUILDING PLATFORM

Macrae Property 283 Malaghans Road

Anne Steven
LANDSCAPE ARCHITECT

March 2024

PHOTOMONTAGES

new public trail

approximate location of
new access drive

visible profile poles (whole or in part)

approximate extent of built form
extrapolated from visible poles

VIEW MR1. View across Site towards proposed dwelling from Malaghans Road, at a point about 300m northeast of the dwelling location

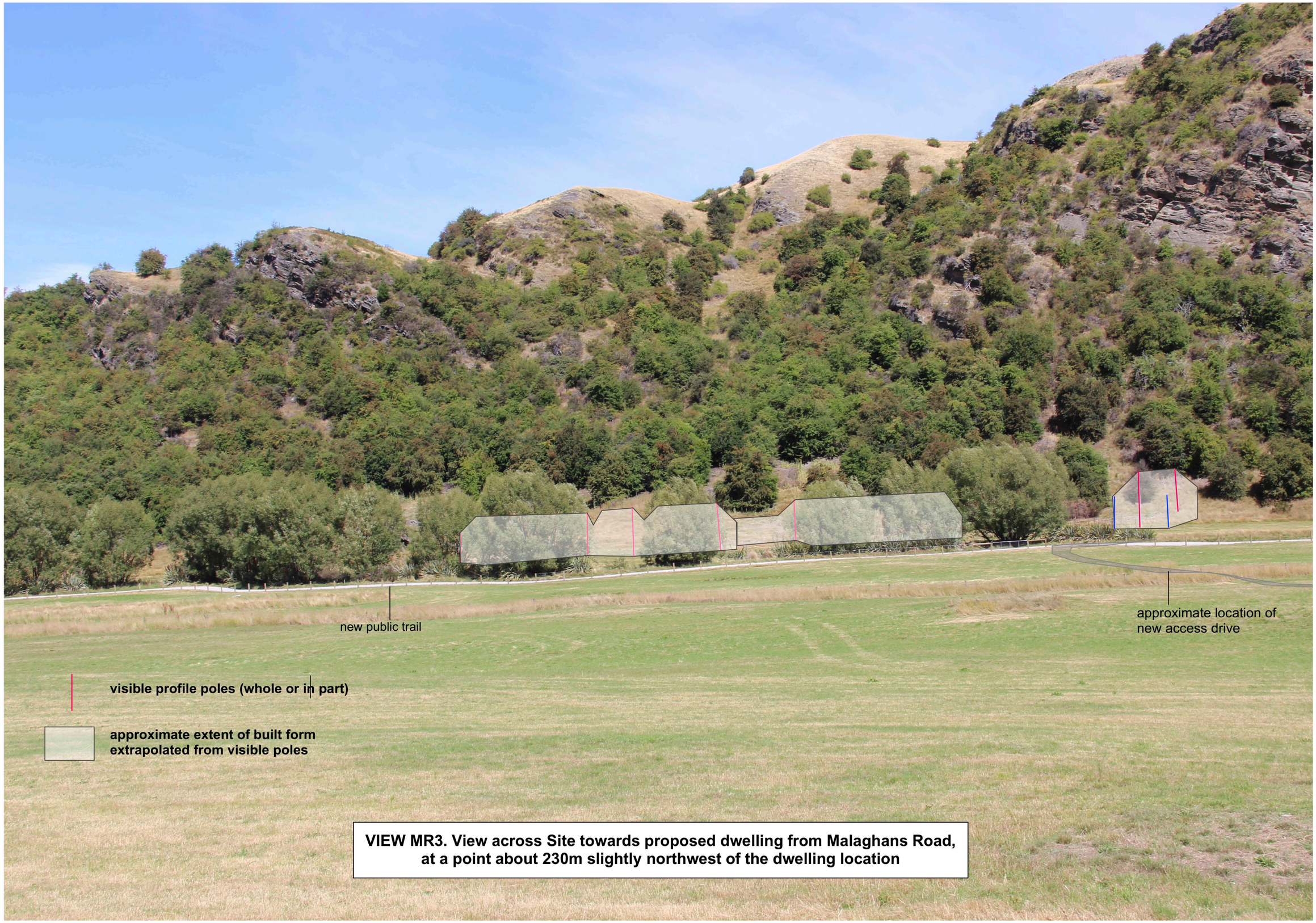
new public trail

approximate location
new access drive

visible profile poles (whole or in part)

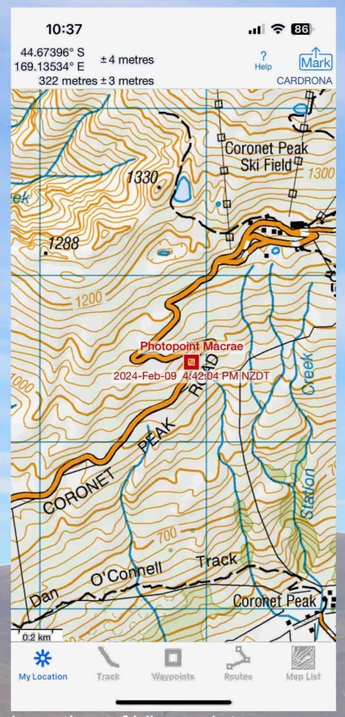
approximate extent of built form
extrapolated from visible poles

VIEW MR2. View across Site towards proposed dwelling from Malaghans Road, at a point 220-250m north of the dwelling location



VIEW MR3. View across Site towards proposed dwelling from Malaghans Road, at a point about 230m slightly northwest of the dwelling location

VIEW MR4. View across Site towards proposed dwelling from Malaghans Road, at a point about 300m northwest of the dwelling location

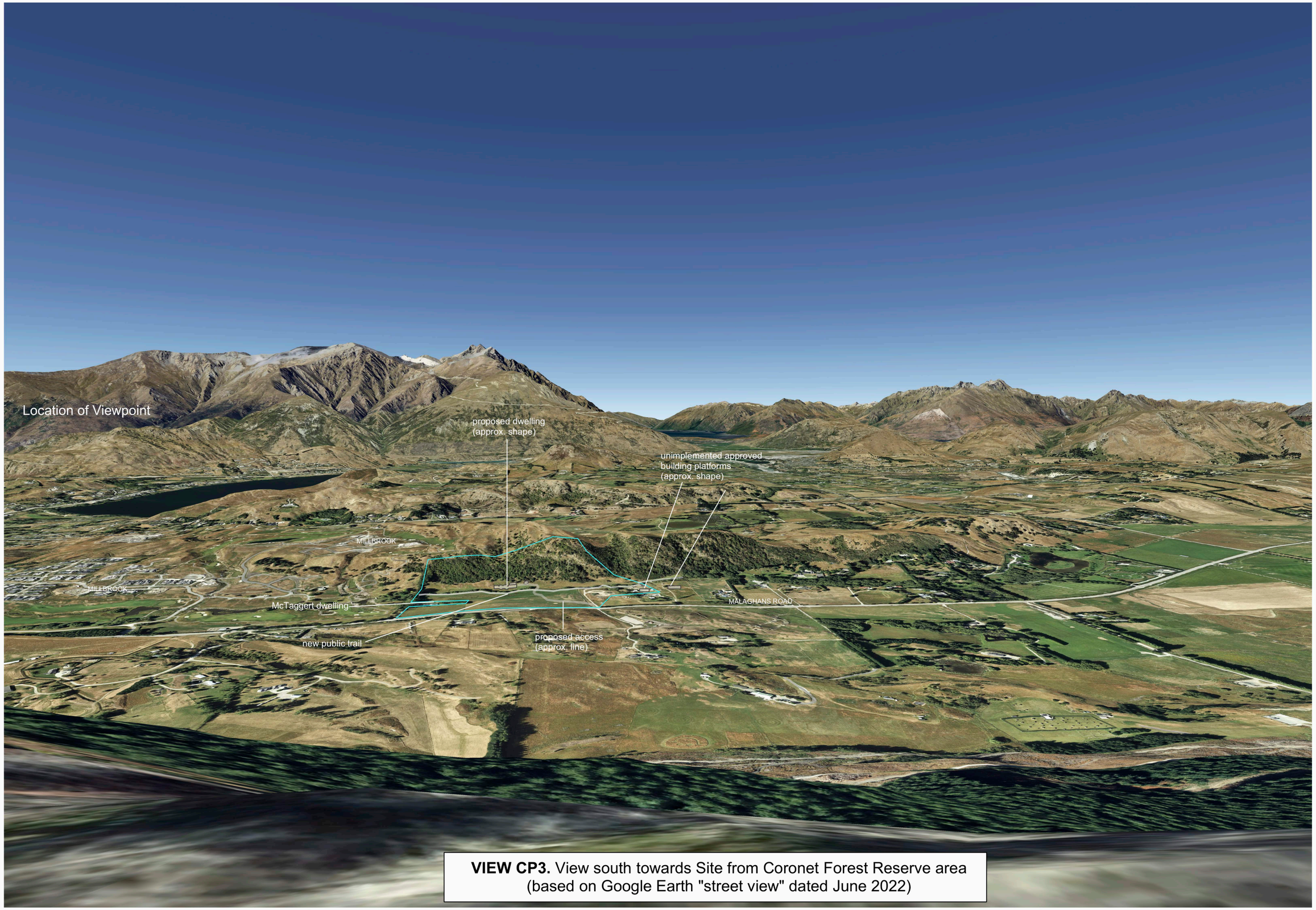


Location of Viewpoint

VIEW 1. View east towards Site from Coronet Peak Road

VIEW 2. View southeast towards Site from Coronet Peak Base

VIEW 2. View southeast towards Site from Coronet Peak Base (zoom view)



VIEW CP3. View south towards Site from Coronet Forest Reserve area (based on Google Earth "street view" dated June 2022)

Fig. 4
LANDSCAPE PLAN
FOR PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

LEGEND

- site boundary
  proposed lot boundary
- approved building platform
  proposed Building Platform 1000m2
- Queenstown Trail Easement with new trail allowing for nominal 3-6m riparian planting strips on both sides of Mill Creek by Mana Tahuna (Lake Hayes/Mill Creek catchment works programme)
- sections of riparian planting proposed to be undertaken by the Applicant in accordance with the Mana Tahuna programme and methods
- areas of surface rock and small bluffs outside escarpment area
- colluvium and rock knolls and ribs forming apron of gentler terrain across base of steep rocky face
- Wetlands identified as Natural Inland Wetlands by S Beale
- creeks

PROPOSED MANAGEMENT ZONES:

Wharehuanui Hills Management Area (WHMA)
- pest plant control towards elimination; restoration of native shrub/treeland over as much of the area as practicably possible; predator trapping.
Staged to completion over a 25 year time period.
Governed by a Land Management and Ecological Restoration Plan (LMERP) to be prepared and approved before s224c certification with provision for implementation immediately on issue of title and provision for regular reporting according to targets.

Riparian Management Zone (RMZ)
- invasive pest plants to be controlled and any planting limited to local native species
- to facilitate and support the Mana Tahuna programme

- proposed native and exotic trees
- proposed native sedgeland planting
- proposed grey shrubland planting
- 2m contour
  1m contour
  .5m contour
- + 412 existing level
  +409 proposed level

PLANTING IMPLEMENTED UNDER RM161092 in 2018, in accordance with the ASLA Landscape Plan June 2017

15 Olearia hectorii (PB3 .5m)
14 Olearia fimbriata (PB6 .9m) 3-4
7 Olearia fragantissima (PB3 .5m)
7 Plagianthus betulinus (PB3 .8m)
18 Pittosporum tenuifolium (PB3 .4m)
20 Hoheria sexstylosa (PB6 .6m)
proposed area of wetland protection and restriction of future planting to only local native wetland species

Existing access used to enter the Site. New driveway splits off to the proposed Lot 1 dwelling within about 18m of Malaghans Road.

MALAGHANS ROAD

PROPOSED LOT 1 (approx. 13ha)

PROPOSED LOT 2 (just over 4ha)

"Veronese" Poplars, willow and native trees planted in places along north side of fenced trail for fast growing screening to replace removed crack willows, requiring additonal fencing to protect from stock. Poplars can be removed once native trees have reached a height of 8m.

existing public Trail

existing flax

new bridge crossing

PROPOSED DWELLING AND 1000m2 BUILDING PLATFORM

PROPOSED BARN

PROPOSED GARAGE

proposed curtilage area

rockfall protection bund location
- refer Earthworks Plan for details.
New planting to be adjusted around final form of bund.

native tree and grey shrubland planting consistent with vegetation natural to the rocky escarpment as backdrop to the buildings

NOTE: For details of the dwelling and outbuildings refer to the Mason and Wales Architectural Drawing package Job. Ref. 0687 dated April 2024

Weeping Willow (1.0-2.0m OG saplings at the locations shown)

4 Cedar or Abies spp

conifer hedge or evergreen shrub planting to min. height of 4m

Oak, Lime or Beech

Weeping Willow (1.0-2.0m OG saplings at the locations shown)

existing Residential Building Platform

approved curtilage area

2 large trees such as Maple, Lime, Oak or Beech

existing Residential Building Platform

MILL CREEK

extent of the Rock Ridge Management Area under RM161092

NORTH FACE OF WHAREHUANUI HILLS

PROPOSED PLANTING

LIME
Tilia europaeus

PIN OAK (3-4m grade stock)
Quercus palustris

GOLDEN WEEPING WILLOW
Salix spp.

ENGLISH BEECH (3-4m grade stock)
Fagus sylvatica

POPLAR
Populus "Veronese"

NATIVE TREES
Riparian
Pittosporum tenuifolium, Griselinia littoralis, Plagianthus regius, Cordyline australis, Sophora microphylla, Hoheria glabrata, Olearia lineata, Olearia hectorii, Aristotelia serrata trees planted at 2-3m spacings interspersed through the riparian planting. Refer Mana Tahuna list for species:

Table 1: Mill Creek Riparian Planting Species List.

Scientific Name	Common Name	Where to plant in the riparian margin
Aristotelia fruticosa	Mountain wineberry	Upper bank
Austroderia richardii	Toe toe	Middle bank and upper bank
Carex secta	Purei	Lower bank, middle bank
Carmichaelia petriei	Native broom	Upper bank
Coprosma intertexta		Upper bank
Coprosma propinqua	Mingimingi	Middle bank and upper bank
Coprosma rugosa	Needle-leaved mountain coprosma	Upper bank
Coprosma dumosa		
Coprosma virescens		Upper bank
Cordyline australis	Cabbage tree	Middle bank and upper bank
Corokia cotoneaster	Corokia	Upper bank
Dacrycarpus dacrydioides	Kahikatea	Middle bank and upper bank
Leptospermum scoparium	Manuka	Middle bank and upper bank
Olearia bullata	Tree daisy	Middle bank and upper bank
Olearia fimbriata		Upper bank
Olearia fragrantissima	Fragrant tree daisy	Upper bank
Olearia hectorii	Hectors tree daisy	Upper bank
Olearia lineata	Tree daisy	Middle bank and upper bank
Olearia odorata	Scented tree daisy	Upper bank
Phormium tenax	Swamp flax	Lower bank, middle bank and upper
Pittosporum tenuifolium	Kohuhu	Upper bank
Plagianthus regius	Watsonwood	Middle bank and upper bank
Veronica salicifolia	Koromiko	Upper bank
Sophora microphylla	Kowhai	Middle bank and upper bank

Trees for Drier rocky areas
Fuscospora cliffortioides, Pittosporum tenuifolium, Griselinia littoralis, Cordyline australis,Sophora microphylla, Olearia lineata, Olearia fimbriata Pseudopanax ferox

Planted at 2-3m spacings in locations shown.

Grey Shrubland:
Discaria toumatou, Coprosma propinqua, C. intertexta, C. crassifolia, C. virescens, C. lucida, Olearia odorata, O. avicenniaefolia, Carmichaelia petriei, Corokia cotoneaster, Myrsine divaricata, Melicytus alpinus
Planted at 1.2-1.5m spacings in areas shown.

Sedgelands:
Carex secta, Chionochloa rubra, Phormium tenax, oter locally occurring carex and rush species
- to be completed within 5 years of issue of title

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prepared by
Anne Steven
Landscape Architect
WANAKA

May 2024

Fig. 4 LANDSCAPE CONCEPT
MACRAE PROPERTY
832 Malaghans Road
Plan Ref. 386.LP01

scale 1:2000 A3