

APPENDIX E

Vivian and Espie Landscape Assessment

PENINSULA BAY PROPOSED PRIVATE PLAN CHANGE
LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT

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INTRODUCTION

1. This report identifies and quantifies the landscape and visual effects likely to arise from development enabled by a proposal to amend the District Plan zoning of the northern part of the Peninsula Bay area in Wanaka by way of a private plan change. The proposal seeks to extend the existing Low Density Residential Zone (LDRZ) to the north so as to take in an area that is currently Open Space Zone (OSZ).
2. A number of planning and legal mechanisms are proposed to ensure that the new area of LDRZ is developed in a particular and specific way in accordance with a Concept Scheme Plan (attached to this report as Appendix 1). In this respect, although the newly zoned area will be LDRZ, the actual development that will be enabled will be significantly less dense than the LDRZ provisions in the District Plan would otherwise allow and will be in a specified layout.

3. The methodology for this assessment has been guided by the landscape related Objectives and Policies of the District Plan(the Plan), by the Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment¹, and by the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note².

DESCRIPTION OF THE PROPOSAL

4. The details and layout of the proposed activities are set out in the Section 32 analysis report and its various appendices including a number of plans. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues:
 - The proposed zoning and Concept Scheme Plan will provide for an additional 26 residential lots to the north of the current zone boundary. These lots vary in size between 1040m² and 5490m². The northern edge of the LDRZ will move north by between approximately 50 and 150 metres.
 - The southern strip of proposed lots (Lots 1 – 3, 7 – 19 and 23 – 26), occupy the south facing slopes of a rounded ridgeline. These lots range between 1040m² and 2970m². Maximum building height is restricted to 5 metres above existing ground level for all of these lots except Lots 1, 15 – 17, 19 and 23 -26, which have a maximum height restriction of 5.5 metres above existing ground level.
 - The northern strip of six lots (Lots 4 – 6 and 20 – 22) occupy an area of different landform. Lots 4 – 6 are placed on a terrace area that lies north of the rounded ridgeline and south of the steep escarpment that descends to the lake edge. Lots 20 – 22 are on an area of more variable landform near the top of the rounded ridgeline. These six lots have specific building platforms associated with them

¹ Landscape Institute and Institute of Environmental Management and Assessment; 2013; 'Guidelines for Landscape and Visual Impact Assessment – 3rd Edition'; Routledge, Oxford.

² New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

within which all built form is to be contained. The maximum height of future buildings on these lots is restricted as follows:

- For Lot 4, the maximum building height is 5 metres above existing ground level at the lowest point within the building platform area (which has an RL of 328.9m), i.e. no part of a future building shall be higher than RL333.9m.
- For Lot 5, the maximum building height is 4 metres above existing ground level at the lowest point within the building platform area (which has an RL of 330.7m), i.e. no part of a future building shall be higher than RL334.7m.
- For Lot 6, the maximum building height is 4 metres above existing ground level at the lowest point within the building platform area (which has an RL of 331.1m), i.e. no part of a future building shall be higher than RL335.1m.
- For Lot 20, the maximum building height is 5 metres above existing ground level at the lowest point within the building platform area (which has an RL of 337.0), i.e. no part of a future building shall be higher than RL342m.
- For Lot 21, the maximum building height is 5 metres above existing ground level at the lowest point within the building platform area (which has an RL of 339.8m), i.e. no part of a future building shall be higher than RL344.8m.
- For Lot 22, the maximum building height is 5 metres above existing ground level at the lowest point within the building platform area (which has an RL of 335.5m), i.e. no part of a future building shall be higher than RL340.5m.
- The external finishes of all buildings must have a light reflectivity value of 36% or less.
- The area outside of the proposed amended LDRZ is to remain as OSZ and is to be vested in QLDC's management as a reserve. This area contains a number of proposed walkway alignments and is substantially covered in mature kanuka-dominated vegetation.

- Within the proposed LDRZ (mostly within Lots 4 – 14 and 20 – 22) areas of protected vegetation are proposed. These areas are currently partially covered in kanuka-dominated vegetation and are partially covered in rank grass. The proposal is that enhancement planting will be undertaken in these areas and that these areas will be protected and managed by way of covenant. This vegetation will provide visual screening for future built form and will enhance natural vegetative character and biodiversity and is set out in detail on the Landscape Concept Plan that is attached to this report as Appendix 1.
5. In general terms, the ultimate result of the proposed plan change will be that an additional strip of large residential lots will line the south-facing slopes of the low, rounded ridge that lies to the north of the current LDRZ. These lots will accommodate dwellings that look south over the existing Peninsula Bay suburban area but also gain expansive views to the west to Roy's Bay. Further north, there will then be an additional six larger lots that take in significant areas of native vegetation. These lots will be more elevated and will be close to, or north of, the crest of the rounded ridgeline. The views from dwellings on these six lots will be to the west towards Roy's Bay and south over the Peninsula Bay suburban area. These six lots are more elevated and hence their views will be more expansive.

RELEVANT PAST ASSESSMENTS AND DECISIONS

6. The Peninsula Bay area has a long planning history. The northern end of the Peninsula Bay area has been the subject of past assessments and decisions, some of which are relevant to the consideration of the current proposal.
7. Prior to 2004, the area that is now the Peninsula Bay LDRZ was zoned Rural General Zone. In 2004, proposed Variation 15 sought to rezone the land to allow for residential development. Proposed Variation 15 was ultimately examined and decided by the Environment Court³. I was the QLDC's landscape witness in those proceedings. The details of what was proposed by Variation 15 evolved as it went through the application and hearing process. By the time of the final iteration of Variation 15, the QLDC (and myself as a witness) supported a configuration of development that included a number of individually located house sites in the northern area that is currently OSZ. For a number of

³ Environment Court decision C010/2005, Infinity Group vs. QLDC.

reasons, not all related to landscape and amenity issues, the Court found that the purpose of the RMA would best be served by rejecting proposed Variation 15 in its entirety and hence the Peninsula Bay site remained in Rural General Zoning.

8. An important finding of the Environment Court's decision regarding Variation 15 is that it identified the extent of the outstanding natural landscape that includes Lake Wanaka. The Court found that the very northern part of the Peninsula Bay site is within the outstanding natural landscape. It also found that the southern boundary line of the outstanding natural landscape (the ONL line) follows the crest of a rounded ridgeline that runs roughly east west across the Peninsula Bay site. This ONL line is shown on Appendix 2 to this report.
9. In late 2005 through 2006, Plan Change 25 was proposed by the QLDC which put in place the zoning that is now in the Plan. I was engaged by the QLDC to provide advice in relation to landscape and amenity issues. In relation to the relevant northern area of Peninsula Bay, Plan Change 25 proposed some LDRZ extending northwards to touch the ONL line. No specific dwelling locations or design controls were proposed. The visual assessment work undertaken at that time suggested that these northernmost areas of proposed LDRZ could adversely affect views from the north. My advice was that this area of proposed LDRZ should therefore be excluded from the rezoning and ultimately this advice was followed such that the current zoning configuration in the Plan was put in place.
10. Regarding the currently proposed development configuration:
 - The building platforms now proposed within Lots 4 – 6 and 20 – 22 are located within the AA5a development areas that were proposed by Variation 15 and were supported by the QLDC (including myself as a witness).
 - The strip of lots now proposed to the north of the existing LDRZ (proposed Lots 1 - 3, 7 – 19 and 23 – 26) are very largely located within the AA1 development area that was proposed by Variation 15 and was supported by the QLDC (including myself as a witness).
 - Currently proposed Lots 1 – 3 and 7 – 16 are largely located within the part of the LDRZ proposed by Plan Change 25 that I advised against and was ultimately deleted. The current proposal includes specific measures (reduced density, reduced maximum building heights and new areas of protected vegetation) to ensure that built form will

be only very minimally visible from the north. The zoning proposed by Plan Change 25 for this area did not include those measures.

STATUTORY CONSIDERATIONS

11. The parts of the Resource Management Act that are relevant to the consideration of the landscape and amenity related effects of the proposed plan change include:

- 6 *Matters of national importance*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

- 7 *Other Matters*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

- (c) *The maintenance and enhancement of amenity values*
 - (f) *Maintenance and enhancement of the quality of the environment*

12. Section 4 of the Plan deals with matters that are relevant to the district as a whole. Section 4.2 of the Plan provides district wide guidance regarding landscape and amenity issues. Logically, all other sections of the Plan shall be compatible with Section 4. I include the most relevant of these section 4 provisions as Appendix 3 to this report. However, the District Plan Review that is currently in process may well amend these provisions. Therefore, my assessment of the proposed zoning is not specifically structured around these provisions, it is largely an assessment from first principles with reference to the above sections of the Act.

THE EXISTING LANDSCAPE CONTEXT

13. I describe the existing landscape context with reference to the landscape baseline (the existing situation in relation to landscape character) and the visual baseline (the existing situation in relation to views and visual amenity).

THE LANDSCAPE BASELINE

14. The landscape character of the relevant area has been described in various reports associated with the planning history of the Peninsula Bay site. A useful, complete but concise report in this regard is one prepared by Boffa Miskell in relation to Plan Change 25⁴.
15. The Peninsula Bay area forms part of the western side of the Beacon Point Peninsula, which itself is part of the large, rounded, U-shaped Hawea Moraine on which much of Wanaka town is located. The landform of the Peninsula Bay site is thus of a rounded, gently rolling, glacially-formed type. The eastern edge of the Peninsula Bay site rises towards a local high ridge that is within the Sticky Forest land, further to the east. Therefore, the Peninsula Bay land generally has a western aspect, looking towards Roy's Bay. At the northern end of the site, a steep rocky escarpment descends to lake level, created by more recent glaciation.
16. Prior to human settlement, the Peninsula Bay area was likely a mosaic of podocarp and broadleaf forest, shrub-land and grassland. The drier, north facing slopes would have been dominated by kanuka, matagouri and mingimingi⁵. The site is now dominated by suburbia but the northern end (the OSZ) retains significant remnants of kanuka atop the steep rocky escarpment.
17. Suburban development stretches across the Peninsula Bay site from previously established parts of Wanaka out to the extent of the LDRZ (as can be seen on Appendix 4). This development has modified landform and has created an overall suburban pattern including streets, dwellings, gardens and all the trappings of suburbia. A number of open reserves run through the suburban pattern and generally occupy lower areas of natural landform. The northernmost part of the existing LDRZ is yet to be developed and built on, but development is provided for up to the existing zone boundary line that can be seen on Appendix 5.

⁴ Boffa Miskell, "Landscape Assessment – Peninsula Bay – Proposed Plan Change of Lot 1 DP 302196, Hunter Road, Wanaka", September 2005, Ref C05016.

⁵ Neil Simpson (Conservation Consultancy Ltd), "Report on the vegetation of the Peninsula Bay proposed subdivision and suggestions for future plantings", July 2001.

18. The ONL line shown on Appendices 1 and 3 shows that all land north of the crest of the rounded northern ridgeline is within the ONL. Essentially, the Court found⁶ that the land that faced the lake and was visible from the lake was part of the same landscape as the lake; an ONL. This part of the Peninsula Bay site is largely unmodified in terms of landform and retains swards of remnant kanuka. Human activity here is less (although there are informal cycling and walking tracks). Natural character is high and aesthetic patterns are of a wild, relatively natural, somewhat remote, lakeside ridgetop location. In terms of landscape character, this area contrasts with the suburban pattern of the LDRZ described above.
19. As can be seen on Appendices 1 and 3, the ONL line and the northern boundary of the LDRZ do not coincide. There is a strip of OSZ land that is south of the ONL line. This strip of land is generally the south-facing slopes of the rounded ridgeline. The eastern half of this strip has character that is very similar to the ONL land; rolling and kanuka covered. The western half of this strip is substantially clear of vegetation and has been significantly earthworked in the past.
20. Regarding how the landscape is valued, the Plan makes it clear that the ONL land is most valued by the community. The visual appreciation of the northern side of the rounded ridge from the Dublin Bay / Clutha Outlet area of the lake was a factor in the Court's finding that this area is part of the ONL.
21. The LDRZ area is less valued in landscape terms but is still perceived as a pleasant, attractive suburban area.
22. The manner in which the community values the strip of land that lies between the LDRZ and the ONL line is less clear. This area is visually experienced from the northern part of the Peninsula Bay suburban area, is partially covered in kanuka and accommodates some informal walking tracks. I consider that the local (i.e. Peninsula Bay) community would value the landscape character of this area in the way that any relatively natural local reserve area is valued. It is visually natural and attractive. It forms part of the view to the north and it provides recreational use. I do not consider that it is as valued as the ONL area that forms part of the visual catchment that is observed from the lake.

⁶ Environment Court decision C010/2005, Infinity Group vs. QLDC.

THE VISUAL BASELINE

23. In broad terms, the Peninsula Bay suburban area slopes to the west and hence can be seen from western parts of the Wanaka area. Topography means that it is not easily seen from the south. It is hidden by the high topography of the Sticky Forest area from the east and is hidden from northern viewpoints (generally from the lake) by the steep lakeside escarpment. When seen in broad views from the west or southwest, the Peninsula Bay area reads as part of the suburban pattern of Wanaka; the upper band of development backed by Sticky Forest.
24. The area that is proposed to be rezoned is visible from parts of Wanaka Town to the west and south of Pembroke Park at distances between 3 and 4 kilometres. This includes the Sargood Drive area, the Meadowstone area and the Rural Residential Zones land adjacent to Studholme Road. As one continues towards Glendhu Bay, the area of proposed zoning is visible from the foreshore of Lake Wanaka as far north as Damper Bay including the lakeside public walkway. These views are at distances of 4 to 4.5 kilometres. Visibility is also available from the east facing slopes of Roy's Peak including the associated public walking track at distances of 5 to 7 kilometres. From many specific viewpoints within these described areas, views are blocked by close foreground elements or by mid-ground elements such as the treed area of Eely Point.
25. The nature of these views is illustrated by Viewpoint Locations 16 and 17 of Appendix 6. The urban and suburban areas of Wanaka town are central to these views. The foreground is often part of Roy's Bay and the backdrop is the mountains of Mount Burke or the Grandview Range. The views are generally very scenic and pleasant; Wanaka town sitting in its lakeside setting, backed by distant mountain ranges.
26. For observers on the lake, views to the area of proposed rezoning are available from Roy's Bay. As one travels north, towards Beacon Point or Damper Bay, visibility of the plan change area (generally a gentle south-facing slope) becomes more difficult, although the developed area of Peninsula Bay is still easily seen. Once an observer moving north on the lake passes a line running approximately from Beacon Point to the eastern point of Roy's Peninsula, the plan change area moves out of sight. Similarly, visibility is not available from within Glendhu Bay.

27. For an observer on the lake to the north of the site, the steep, rocky escarpment at the northern end of Peninsula Bay is an easily visible part of the lake edge. Illustrations of this can be seen on the photographs of Appendix 6 to this report (Viewpoints 2 to 15). The grey colours and rough textures of the remnant kanuka-dominated vegetation are scattered across the rocky slopes and the more uniform dark green of the conifer cover on the Sticky Forest site and Beacon Point are points of contrast. For a lake traveller heading northeast from Roys Bay to Dublin Bay, suburbia is visible until one reaches a point adjacent to approximately Bull Island. At this point the last large dwelling near Beacon Point slips out of view and the lakeshore has a wilder, more remote appearance until one gets closer to Dublin Bay, at which point the rural living use of that area is visible.

Visibility of the activities enabled by the proposed rezoning

28. The proposed rezoning will enable 26 new dwellings as described above. Most of these are located on the gentle south-facing slopes of the rounded ridge. Dwellings within the building platforms of Lots 4 - 6 and 20 – 22 will be to the north of this ridge but south of the steep escarpment that descends to the lake edge. As discussed, various restrictions (such as limits on building height) are proposed to apply to these future dwellings in order to mitigate potential visual effects.
29. The visibility of future built form has been analysed using digital modelling and through a number of visits to the site and surrounding areas. A number of images showing views of the digital model are attached to this report as part of Appendix 6. I make the following points regarding visibility of activities enabled by the proposed rezoning:
- i. From parts of the Peninsula Bay suburban area (generally within the northern half of the Peninsula Bay area) there will be some visibility of future buildings within the lots enabled by the proposed rezoning. Future buildings on the existing lots between Minaret Ridge and Infinity Drive/Avalanche Place will often considerably screen development on the plan change land. Most visibility will be available from northwestern areas such as Edgewood Place and the northern part of Forest Heights (which are shown on Appendix 5). There will be plain and immediate visibility from the northernmost existing lots that line the northern edge of Infinity Drive (which also can be seen on Appendix 5).

- ii. There is a line of sight available from parts of the Wanaka suburban area that are west of Pembroke Park, including part of Cardona Valley Road as it runs adjacent to Wanaka golf course. The viewer is at a similar elevation to the subject area and hence views are horizontal and are at distances of 3 to 4 kilometres. In practice, dwellings within the existing LDRZ will very considerably block views to the area of proposed rezoning. Visibility of new built form will be extremely difficult. The existing views of the plan change area are illustrated by Viewpoints 16 and 17 of Appendix 6.
- iii. Visibility to the area of proposed rezoning is available from the Sargood Drive/Meadowstone area of western Wanaka, depending upon the exact location of the viewer. The treed area of Eely Point often blocks views. The Peninsula Bay suburban area appears as the upper horizontal band of suburban development associated with Wanaka in these views. The existing views of the plan change area are illustrated by Viewpoint 18 of Appendix 6.
- iv. There is visibility to the proposed area of rezoning from a 500m long stretch of Wanaka Mount Aspiring Road with its southern end at Waterfall Creek. This view is at a distance of 4.6 kilometres. Views are available from another similar stretch of this road adjacent to the entrance to Whare Kea Lodge (as is illustrated by Viewpoint 21 of Appendix 6). Otherwise, visibility is extremely difficult from Wanaka Mount Aspiring Road.
- v. Visibility to the proposed area of rezoning is available from much of the lakeside public track that runs from Roys Bay to Damper Bay. This track allows views across Roys Bay to the eastern part of Wanaka town including the Beacon Point and Peninsula Bay area. These views are at distances of between 4 and 5 kilometres and are illustrated by Viewpoints 19 and 20 of Appendix 6. The visibility is clearest north of approximately Rippon Vineyard, since Eely Point no longer has such a blocking effect.
- vi. From the surface of Roy's Bay, the proposed area of rezoning is generally visible for observers that are to the south of a line running approximately from Beacon Point to the eastern point of Roys Peninsula. New dwellings would read as a slight extension to the existing Peninsula Bay LDRZ that can be seen immediately behind other parts of suburban Wanaka. There is no visibility from Glendhu, Parkins or Paddock Bays.
- vii. From the surface of Lake Wanaka northeast of a line running approximately from Beacon Point to the eastern point of Roys Peninsula, visibility becomes more difficult.

Once east of Beacon Point, visibility to the main suburban areas of Wanaka (including the Peninsula Bay area) is not available. As one moves east from Beacon Point towards Dublin Bay, there is visibility available of the large dwellings on Beacon Point itself, as well as some more elevated ones accessed from Mount Gold Place. However, visibility to these too is lost once one gets to a point approximately a kilometre east of Bull Island. From viewpoints on this part of the lake surface, the existing zoning of Peninsula Bay would not give rise to any visible buildings. To examine the potential visibility of buildings enabled by the proposed rezoning, a digital model has been used. Development enabled by the proposed zone change will be visible from this part of the lake surface as is illustrated by the digital model images from Viewpoints 13 to 15 of Appendix 6. In short, this shows that :

- There will be no visibility of built form from surveyed Viewpoints 1 to 12.
- Viewpoint 13 is 1110 metres from the closest proposed building platform. From this viewpoint there is some very slight visibility available to the building envelopes within proposed Lots 5, 6, 7 and 21, as is shown on Appendix 6.
- Viewpoint 14 is 1490 metres from the closest proposed building platform. From this viewpoint there is some very slight visibility available to the building envelopes within proposed Lots 3, 4, 5, 7, 11 and 12, as is shown on Appendix 6.
- Viewpoint 15 is 2236 metres from the closest proposed building platform. From this viewpoint there is some very slight visibility available to the building envelopes within proposed Lots 3, 5 and 7, as is shown on Appendix 6.

30. While the digital model has been used to illustrate visibility of potential buildings from the part of the lake surface to the north of the site, it has not been used in relation to the other potential viewing locations discussed in point (i) to (vi) above. This is because (as will be discussed subsequently) observers on the lake to the north of the site are considered to be the most sensitive observers in terms of potential visual effects. Additionally, visibility from the areas discussed in points (i) to (vi) is more easily represented and understood through the use of photographs. Observers in the various areas described above that will have

visual access to development enabled by the proposed zone change are potentially affected in terms of views and visual amenity. This will be discussed subsequently.

THE LANDSCAPE EFFECTS OF THE PROPOSAL

31. When describing effects, I will use the following hierarchy of adjectives that is commonly used in the landscape planning profession:
- Nil or negligible;
 - Slight;
 - Moderate;
 - Substantial;
 - Severe.
32. Landscape effects are the effects that an activity may have on the landscape as a resource in its own right. Landscape effects relate to landscape character and the elements and patterns that make up that character, rather than to visual issues. I have considered these effects with reference to the relevant statutory considerations that are set out in paragraphs 11 and 12.
33. The character of the Peninsula Bay area and the area proposed to be rezoned has been discussed above. The plan change area is generally rolling, south facing open land, immediately adjacent to the existing LDRZ. It retains a relatively high degree of naturalness through its glacially rounded landform and widespread remnant kanuka. The western part of the plan change area has been extensively earthworked in the past. Nonetheless, the area has the character of open space land with high naturalness adjacent to suburban residential land use.
34. The proposed zoning will essentially impose a suburban residential pattern over the subject area, extending the edge of residential land use to the north by approximately 150 metres.
35. To be more specific, the suburban pattern that will be imposed over the relevant area will be of a particularly low density. It will consist of:

- A pocket of suburban land use at both the eastern and western ends of the plan change area (Lots 1 – 3 and 23 – 26) that is similar in density to the existing Peninsula Bay LDRZ. These lots range between 1040 and 1520m² and are similar in size (although slightly larger) to lots within the Peninsula Bay LDRZ in general. They can be expected to have a very similar character.
- A strip of larger lots running along the south facing slopes of the rounded ridge, facing into the existing Peninsula Bay suburban area (Lots 7 – 19). These range between 1090 and 2970m². The highest parts of Lots 7 – 12 are proposed to be planted in site-specific indigenous vegetation that is then to be protected by way of covenant. Building height restrictions will mean that dwellings will be of a low profile and may be considerably dug into the landform. I consider that it is likely that these lots will develop in the style of large lot, semi-rural properties, similar to the Hidden Hills area near Mount Iron, as an example (images of which form Appendix 7 to this report). A significant proportion of the area of these lots is identified for native enhancement planting in accordance with the proposed Landscape Concept Plan and species list (Appendix 1 to this report). Consequently, large, dense stands of native vegetation will be an important part of the character of these lots in the future. Owners are likely to take cues from these native vegetation areas and tie this sort of vegetative treatment into the remainder of their properties.
- Lots 4 – 6 and 20 – 22 are larger again and range between 2360 and 5300m². Lots 4 to 6 and approximately half of Lot 21 are within the identified ONL. The specific building platform locations, restrictive building controls (including building heights, extensive areas of protected kanuka vegetation and of proposed indigenous vegetation) mean that these lots will develop in a particular way. I consider it is likely that they will develop in the style of semi-bush-clad retreat type home sites, similar to the larger, elevated sites within the Penrith Park Zone to the immediate west that lie between Mount Gold Place and the northern part of Penrith Park Drive (images of which are included as Appendix 8 of this report).

36. The new elements that will appear in the landscape (i.e. residential properties of various sizes) will not be elements that are foreign to this vicinity; they will be very similar to various

neighbouring properties, as has been set out above. However, the new residential activity will occur in what is currently an area of OSZ of a relatively natural character, essentially taking away (or significantly changing) an area of natural character by extending residential land use to the north. This effect will be permanent and, in terms of scale, it will cover approximately 50,000m².

37. The ecological effects of the proposal will be covered by a separate report. I will not discuss those effects here. However, in relation to landscape character it is relevant to note that the areas of proposed native planting will be a significant enhancement of natural vegetative character and biodiversity. This will provide some degree of offset in relation to adverse landscape character effects.
38. With reference to Appendix 2 and as noted above, Lots 4 – 6 are within, or mostly within, the identified ONL. The building platform of Lot 20 is outside the ONL (being on a west facing slope). The small part of this lot that is within the ONL is to consist of protected vegetation. Approximately half of Lot 21, including one third of the building platform, is within the identified ONL. Again, (apart from the building platform) the area of this lot that is within the ONL is to consist of protected vegetation. Most of Lot 22, including almost the entirety of the building platform, is outside of the identified ONL. The small part that is inside the ONL is primarily to consist of protected native vegetation.
39. The part of the zone change area that is within the identified ONL is particularly susceptible to having its character degraded by the type of change that is proposed. This area is on the lake side of the northern rounded ridge line, hence it generally faces the lake. It has a high degree of natural character due to landform and vegetation as is considered to be part of the landscape that includes the lake and its margins and containing slopes. This land is privately owned and is within the OSZ. In general terms, residential development would alter this existing character substantially. I also consider that this area that is within the ONL is the part of the Peninsula Bay site that is most valued by the community in relation to its landscape character. Given that it is part of the ONL that includes the lake, it is valued not just by neighbours but by the district's community in general. In terms of landscape character effects, the new elements that are to be placed within the ONL (ultimately 3 dwellings and associated curtilage) have been located in areas of lower topography and will be considerably surrounded by indigenous vegetation. Proposed design controls will mean that dwellings are of a low profile and are visually recessive.

Given the overall scale of the new elements that will appear within the ONL, and the various design measures discussed above, I consider that the landscape character change will not be as substantial as it could be; effects have been mitigated. Nonetheless, the character effect on this part of the ONL will be of a moderate to substantial degree (with reference to the scale set out in my paragraph 31).

40. The part of the plan change area that is outside of the ONL generally faces south towards the Peninsula Bay suburban area. Most of this area has a high degree of natural character although the western quarter of it has been considerably modified in the past. This area is relatively susceptible to having its character degraded by residential development; the existing unoccupied and naturally vegetated character would be considerably altered by such development. I consider that the landscape character of this area is less valued than the ONL area. This area is valued by nearby residents in the way that any relatively natural open undeveloped land is valued but it is not valued on a district-wide basis. Due to this, the other mitigatory factors and the relative containment of the area, I consider that the landscape character effect in relation to the non-ONL part of the zone change area is of a moderate degree.
41. Overall, I consider that in relation to landscape character, the landscape resource will be degraded; the character change will be a negative one in that open space and naturalness will be reduced in an area where these characteristics are valued. Notwithstanding this, the specific design of the development that will occur has been done in a way that mitigates these effects. The most valued area (the prominent ONL slopes that face the lake) will not be significantly affected.

THE VISUAL EFFECTS OF THE PROPOSAL

42. Visual effects are the effects that an activity may have on specific views and on the general visual amenity experienced by people. Again, I have assessed these effects with reference to the relevant statutory considerations that are set out in my paragraphs 11 and 12.
43. Paragraphs 23 to 30 discuss views and observers that are potentially affected by the proposed rezoning. With reference to paragraph 29, observers that are potentially visually affected by the proposal can be summarised as being:

- i. Observers within the Peninsula Bay suburban area;
 - ii. Observers within the western parts of Wanaka town;
 - iii. Terrestrial observers between western Wanaka and Damper Bay;
 - iv. Observers on the surface of Lake Wanaka in the Roys Bay area (generally west of Beacon Point);
 - v. Observers on the surface of Lake Wanaka in the Clutha Outlet / Dublin Bay area (generally east of Beacon Point);
44. The outcomes of the proposed rezoning are discussed in my paragraphs 4 to 5. I will comment on the visual effects in relation to each of the observer groups identified above.
45. It is relevant that the future dwelling sites have been designed in order to gain expansive views to the west and southwest. Views will also be available to the north; through and over protected vegetation to a horizon of jagged mountain peaks but northern views will not include the lake surface. This means that visibility of future built form from the north will be minimised.

OBSERVERS WITHIN THE PENINSULA BAY SUBURBAN AREA

46. Visibility of development enabled by the proposal from the Peninsula Bay suburban area is discussed in paragraph 29(i). From viewpoints where visibility is available, future development will appear as a horizontal strip or sweep of buildings rising towards the north and backed by distant mountains (the Peninsula, Mount Maude and Mount Gould).
47. Dwellings on existing LDRZ lots that lie between Minaret Ridge and Infinity Drive, which are to the south of the zone change area, occupy an area of high topography and hence will considerably screen new development. Therefore, development enabled by the proposed rezoning will only have a significant effect on the very northern lots of the existing LDRZ, being those that line the northern east-west running part of Infinity Drive, the Bull Ridge area and the northern Edgewood Place area (refer to Appendix 5). I understand that

the lots that line the western half of northern side of the east-west running part of Infinity Drive and Bull Ridge (i.e. the lots opposite proposed Lots 1-3 and 7-12) are owned by the requestor of the private plan change.

48. From these particular viewpoints, the current situation means that the south facing slopes of the rounded ridge provide visual relief and a foreground in northern views that has a relatively natural character. The kanuka-scattered, open, undulating land is immediately backed by the distant mountain peaks. As discussed in relation to landscape character effects, under the proposed situation, this foreground area will become characterised by residential patterns and elements. In terms of the visual amenity that is available from these particular viewpoints, this will be an adverse effect; the naturalness, openness and unoccupied nature of these views will be reduced. Due to the close proximity of the viewers to the relevant area, the scale of this visual effect will be considerable; the entire foreground will change.
49. The views from these viewpoints are likely to be valued by occupants of the affected properties. They are not valued on a larger scale or district-wide scale. I consider that for the individual properties that are affected (i.e. many of those allotments that line the northern east-west running part of Infinity Drive, the Bull Ridge area and the northern Edgewood Place area), this visual effect will be of a substantial degree; a pleasant, valued view in which the rounded, south-facing slope is a prominent natural element will change in that this element will be lost to a suburban pattern. Again, it is relevant to note that many of these properties are owned by the requestor.

OBSERVERS WITHIN THE WESTERN PART OF WANAKA TOWN

50. Visibility of development enabled by the proposal from the western part of Wanaka town is discussed in paragraph 29(ii and iii). Within western Wanaka south of Wanaka Mount Aspiring Road (the Meadowstone, Far Horizon area), views are available to the proposed zone change area but are generally substantially blocked by foreground elements and by the trees and landform of the Eely Point area (a recreation reserve that is densely treed). These views are illustrated by Photographs 16 and 17 of Appendix 6. Visibility will be further screened by development within the existing LDRZ in the Minaret Ridge area. The zone change area forms a very small and inconspicuous part of these views. The scale of

visual change will be small. Overall, I consider that the degree of effect on the visual amenity that is currently enjoyed in relation to this part of Wanaka will be negligible.

51. Western Wanaka north of Mount Aspiring Road (the Sargood Drive, Sunrise Bay Drive area) gains better views to the zone change area as there are less intervening foreground elements as is illustrated by Photograph 18 of Appendix 6. The Eely Point area still has an obscuring function in these views however and permitted buildings in the Minaret Ridge area of the existing Peninsula Bay LDRZ will again act as screening elements. Views towards the relevant area from these locations, particularly the lakefront ones, are likely to be considerably valued. Views from the Edgewater Resort, for example, are an important part of its appeal. Such views are susceptible to being degraded by inappropriate residential development. However, again, I consider that the scale of visual change that will occur in these views and its conspicuousness will be particularly low, hence the overall visual effect will be negligible to slight at most.

TERRESTRIAL OBSERVERS BETWEEN WESTERN WANAKA AND DAMPER BAY

52. Eely Point no longer obscures views to the northern Peninsula Bay area once an observer is northwest of approximately Ruby Island Road. Between here and Damper Bay, views are available to the relevant location. Visibility of development enabled by the proposal from this area is discussed in paragraph 29(iv and v).
53. The parts of Wanaka Mount Aspiring Road from which the plan change area is visible are described in paragraph 29(iv) and are illustrated by Photograph 21 of Appendix 6. From the relevant stretch and points of this road, views across the Peninsula Bay area are relatively horizontal, the viewer being at a similar elevation to the site. The speed limit on the relevant sections of road is 100 km/h. The existing composition of views, as illustrated by Photograph 21, is made up of a pastoral or hummocky foreground, a mid-ground that includes the lake surface and the Beacon Point / Peninsula Bay area, and a background of distant mountain ranges. Immediately to the west of the viewer are the steep, unkempt slopes of Roys Peak / Mount Alpha. I consider that the views of users of the relevant stretch of road are undoubtedly of a very high scenic quality. They are susceptible to adverse effects from inappropriate visual elements and are likely to be highly valued; not just by local occupiers but in a more general, district-wide sense.

54. The views from Wanaka Mount Aspiring Road are experienced at distances of approximately 4.8 kilometres. The Peninsula Bay / Beacon Point suburban area is seen as a horizontal band of suburban patterning spread across the low hill of the moraine landform. As is evidenced by the relevant photographs, I consider that the scale of change that the proposal will bring will be small. Given the suburban development that already exists in these views, I consider that the actual visual change that will occur as a result of the proposed zone change will be small and difficult to notice. The overall degree of visual effect is slight.
55. The lakeside public trail that runs from west Wanaka to Glendhu Bay (The Waterfall Creek Track) is well used and allows views to the east across Roys Bay to the Peninsula Bay area for users that are between Damper Bay and approximately Rippon Vineyard. These views are illustrated by Photographs 19 and 20. The viewer is between 3.8 and 4.8 kilometres from the zone change area and is some 30 metres lower in elevation, which means the perspective is different to the views that are available from Wanaka Mount Aspiring Road. The existing composition of views is similar to those from Wanaka Mount Aspiring Road, although the lake surface is a more dominant foreground element. Again, these views are of a very high scenic quality and are likely to be highly valued as an asset of the district and the community. Since these views are experienced in a less fleeting way and by observers that are involved in peaceful recreation, I consider that they are more valuable than those from Mount Aspiring Road.
56. As with views from Wanaka Mount Aspiring Road, the Peninsula Bay / Beacon Point suburban area is seen as a horizontal band of suburban patterning. Again, I consider that the scale of change that the proposal will bring will be small; a minor alteration will be evident at the left end of the Peninsula Bay area. Given the visual context and the distances involved, I consider that the visual amenity effects in relation to the Waterfall Creek Track will be slight.
57. The private properties that adjoin Wanaka Mount Aspiring Road between Ruby Island Road and Damper Bay allow views that are very similar to those that have been discussed. A number of these rural properties have dwellings on them that gain views across Roy's Bay to the Peninsula Bay area. Again, the actual scale of visual change that will be evident will be small; a few additional dwellings at the left had end of the existing horizontal band of

suburban development will be evident. I consider that the degree to which this would change an observers appreciation of existing views would be slight.

OBSERVERS ON THE SURFACE OF LAKE WANAKA IN THE ROYS BAY AREA (GENERALLY WEST OF BEACON POINT)

58. Visibility of development enabled by the proposal from the part of the surface of Roy's Bay to the west of Beacon Point is discussed in paragraph 29(vi). Again, views are significantly obscured by the Eely Point area until a viewer is north of approximately the Ruby Island Road area. Views from this part of the lake surface are somewhat similar to those described in relation to the Waterfall Creek Track; the Peninsula Bay area appearing as a horizontal band of suburban development. Viewers on this part of the lake are between approximately 2 and 5 kilometres from the zone change area and are approximately 60 metres lower in elevation. As a viewer gets closer to the eastern shore of Roy's Bay, this elevation difference means that views of the Peninsula Bay area are lost, hence a viewer must be approximately 2 kilometres from the zone change area to gain any view of it.
59. From Roy's Bay in general, viewers see the suburban pattern of Wanaka significantly surrounding them. More development is visible from here than from any terrestrial viewpoint, hence a relatively busy character is experienced. Dramatic, majestic views to the vast lake surface and distant mountains are available to the north. While views of Wanaka's suburban areas from Roy's Bay are pleasant, I do not consider that they are particularly valued in comparison to views of the more natural landscape to the north.
60. Again, the additional dwellings that the zone change will enable will be a minor addition to the mass of existing suburban development that can be seen in these views. The dwellings will be immediately adjacent to existing suburban development and zoning. They will often be behind (and partially screened by) development within the Mount Gold Place area. I consider that the scale of change to existing views will be small and that the visual experience of an observer on the surface of Roy's Bay will be altered to a slight degree only.

OBSERVERS ON THE SURFACE OF LAKE WANAKA IN THE CLUTHA OUTLET / DUBLIN BAY AREA (GENERALLY EAST OF BEACON POINT)

61. Visibility of development enabled by the proposal from this area is discussed in paragraph 29(vii). From the Bull Island / Dublin Bay / Clutha Outlet part of the surface of Lake Wanaka visibility to the main suburban areas of Wanaka (including the Peninsula Bay area) is not available. Moving east from Beacon Point towards Dublin Bay, there is visibility of the large dwellings on Mount Gold Place and Beacon Point itself. However, visibility to these too is lost once one gets to a point approximately a kilometre east of Bull Island. Views to the surrounding land from this part of Lake Wanaka are of a much more natural character. Visibility of built form is minimal and a more remote atmosphere is experienced. The rocky escarpment face at the northern extreme of the Peninsula Bay area forms part of this visual character. Viewers in this area are most likely to be recreational lake users. I consider that the views that are experienced are susceptible to degradation. Any significantly visible residential development would alter the natural, peaceful nature of the current views.

62. As is set out in the bullet points of my paragraph 29(vii), built form enabled by the proposed zoning has been examined using a digital model and also by examining profile poles from the lake itself. A number of surveyed viewpoints have been used as is illustrated on Appendix 6. Visibility of built form enabled by the proposal will only begin to become available to viewers that are in the vicinity of Bull Island and north of this. Digital model views from Viewpoints 13 – 15 illustrate the degree of visibility. The coloured building envelopes that have been modelled represent the maximum extent of the buildable area of each lot and the maximum allowable building heights. In reality, a future building on a given lot will not fill the entire building envelope. Additionally, the restriction of external finishes of buildings to reflectivity values of less than 36% will mean that buildings and visually recessive and blend with the immediately surrounding vegetation. This surrounding vegetation will be considerably bolstered by proposed revegetation work and this will be evident in these views. Mixed indigenous vegetation will considerably fill areas that currently read as patches of open grassland. This will go some way to increasing the wild quality of these views and will assist in screening future built form.

63. A viewer will be at least 1.1 kilometres from the zone change area in order to gain the visibility shown on images 13 to 15 of Appendix 6. The parts of built form that are potentially seen are particularly small, will be darkly coloured and will be surrounded and visually backed by dark coloured mixed native vegetation. I consider that the scale of visual change will be very small; the composition of existing views will alter only very slightly. To many observers, I consider that the change will be difficult to notice; the Peninsula Bay land will continue to read as a rough, rocky, lakeside escarpment topped by the rough texture of native vegetation. As a viewer move further north, the Peninsula Bay land becomes increasingly inconspicuous as the scene becomes broader and is dominated by The Peninsula and the Mount Burke Station area.
64. In summary in relation to observers on this part of the lake, I consider that the existing visual experience is sensitive to change. However, the scale of visual effect will be particularly small. I consider that the overall degree of effect will therefore be slight.

EFFECTS IN RELATION TO THE RELEVANT OBJECTIVES AND POLICIES OF THE OPERATIVE QUEESNTOWN LAKES DISTRICT PLAN

65. In my paragraph 12 I discuss the relevant provisions of the Operative District Plan. I consider that any new area of zoning should be consistent with Section 4 of the Plan. I set out the relevant provisions of Section 4 in my Appendix 3.
66. In relation to how the landscape and visual effects of the proposal sit with the provisions set out in my Appendix 3, I make the following comments under the headings of the relevant Policies:

FUTURE DEVELOPMENT

67. I consider that the part of the plan change area that is within the identified ONL is an area where landscape and visual amenity values are vulnerable to degradation and therefore adverse effects of development should appropriately be avoided, remedied or mitigated. I consider that the specific details of the plan change are such that the effects of development in this location will be very significantly mitigated. Very little development will be visible from the north and future development will blend in very well with existing patterns.

68. I therefore consider that the relevant location has the potential to absorb the specific change that is proposed and that the development pattern that ultimately emerges will harmonise well with ecological and nature conservation values. Notwithstanding this, natural character will be reduced in the specific area where zoning is proposed to change.

OUTSTANDING NATURAL LANDSCAPES (DISTRICT WIDE)

69. The relevant area of ONL does not have a particularly open character due to the presence of kanuka-dominated remnant native vegetation. The proposal will not significantly affect openness.
70. As discussed above, the specific part of the ONL in which development will be located has more capacity to absorb the specific changes that are proposed than most other locations within the ONL generally. The specific characteristics of the location (particularly its limited visibility from the north) and the specific details of the proposal (particularly the various restrictions associated with the relevant building platforms that will allow views to the west but not the north) mean that development will generally be well absorbed into existing landscape patterns. Importantly, amenity and landscape appreciation as experienced from public roads and other public places (most relevantly the lake to the north of the site) will be minimally affected.

URBAN DEVELOPMENT

71. The proposed plan change will locate a strip of large lot urban development in a location that is partially identified as an ONL. I consider it to be appropriate that adverse effects are avoided, remedied or mitigated. As discussed, the relevant area is not particularly open, due to the presence of vegetation. The plan change will not significantly affect openness nor will it create any development that sprawls along roads. For the reasons given throughout this report, I consider that the effects of the proposal have been mitigated as much as is practicable.

URBAN EDGES

72. The proposed plan change represents a design solution that will slightly extend an existing urban area but will create a logical edge. Development will be generally contained to the

gently sloping south-facing land that looks into the existing urban area. Development will not sprawl or spread in an unplanned or illogical way.

AVOIDING CUMULATIVE DEGRADATION

73. The proposed plan change will not increase the density of residential land use in the Peninsula Bay area. The density that will result from the plan change is less than that of the existing residential area. Again, a logical edge will be created to the residential area and the currently unusual unoccupied area between the existing residential edge and the ONL will be made use of, bringing about a comprehensive treatment.

STRUCTURES

74. The plan change will enable future structures, subject to the various restrictions that have been discussed. In relation to the preservation of visual coherence; the specified height restrictions have been carefully formulated to avoid inappropriate visibility from the north. This will mean that the crest of the rounded ridgeline that defines the ONL's edge will be visually preserved when viewed from both the north and south. Future buildings will avoid particularly proud topography, floor levels will be staggered and roof heights will be low, meaning that future built form is relatively harmonious with natural landform. Restriction on external colours and finishes will mean that colours are generally dark and visually recessive.

RETENTION OF EXISTING VEGETATION

75. The proposal will retain and protect most of the existing native vegetation within the plan change area pursuant to the proposed Landscape Concept Plan (Appendix 1). In addition to retention and protection, significant new areas of native vegetation will be created.

LAND USE

76. Land use that will ultimately occur as a result of the proposed plan change will not significantly reduce the degree of openness that the ONL currently displays. By designing the plan change layout to follow landform, visual coherence of landscape will be maintained as much as is practicable.

THE PROPOSED DISTRICT PLAN

77. I understand that little weight can currently be placed on the provisions of the Proposed District Plan. Notwithstanding this, the provisions that are currently proposed by the QLDC do not fundamentally alter the outcomes that the operative provisions promote, which have been discussed above.

CONCLUSIONS

78. The proposed plan change will result in an additional strip of large residential lots lining the south-facing slopes of the low, rounded ridge that lies to the north of the current LDRZ. These lots will accommodate dwellings that generally gain views to the south and west. Further north, there will then be an additional six larger lots that will be more elevated and will be close to, or north of, the crest of the rounded ridgeline. The views from dwellings on these six lots will primarily be to the west over Roy's Bay.
79. The six northernmost lots that are located near the crest of the rounded ridgeline are partially within the ONL that includes Lake Wanaka. This land has a high natural character and is significantly valued by the community. The south-facing slopes on which most development will be located are visually natural and attractive and are likely to be valued by the local Peninsula Bay community as an open reserve-like space.
80. The Peninsula Bay area in general and the plan change area in particular are generally visually displayed to the west and south-west. These areas are seen as part of the suburban fabric of Wanaka from western parts of Wanaka town, parts of the Waterfall Creek to Damper Bay area and from Roys Bay. The relevant land is generally part of the mid-ground of views, backed by distant mountain peaks. For observers on the lake to the north of the relevant area, the steep, rocky cliffs that lie to the immediate north of the Peninsula Bay site form a scenic part of their surroundings.
81. In terms of landscape character, the proposal will see the boundary between residential land use and open space moved to the north by approximately 150 metres. Open space and natural character will be reduced within the plan change area. These characteristics are particularly valued within the identified ONL area and hence for this area there will be a

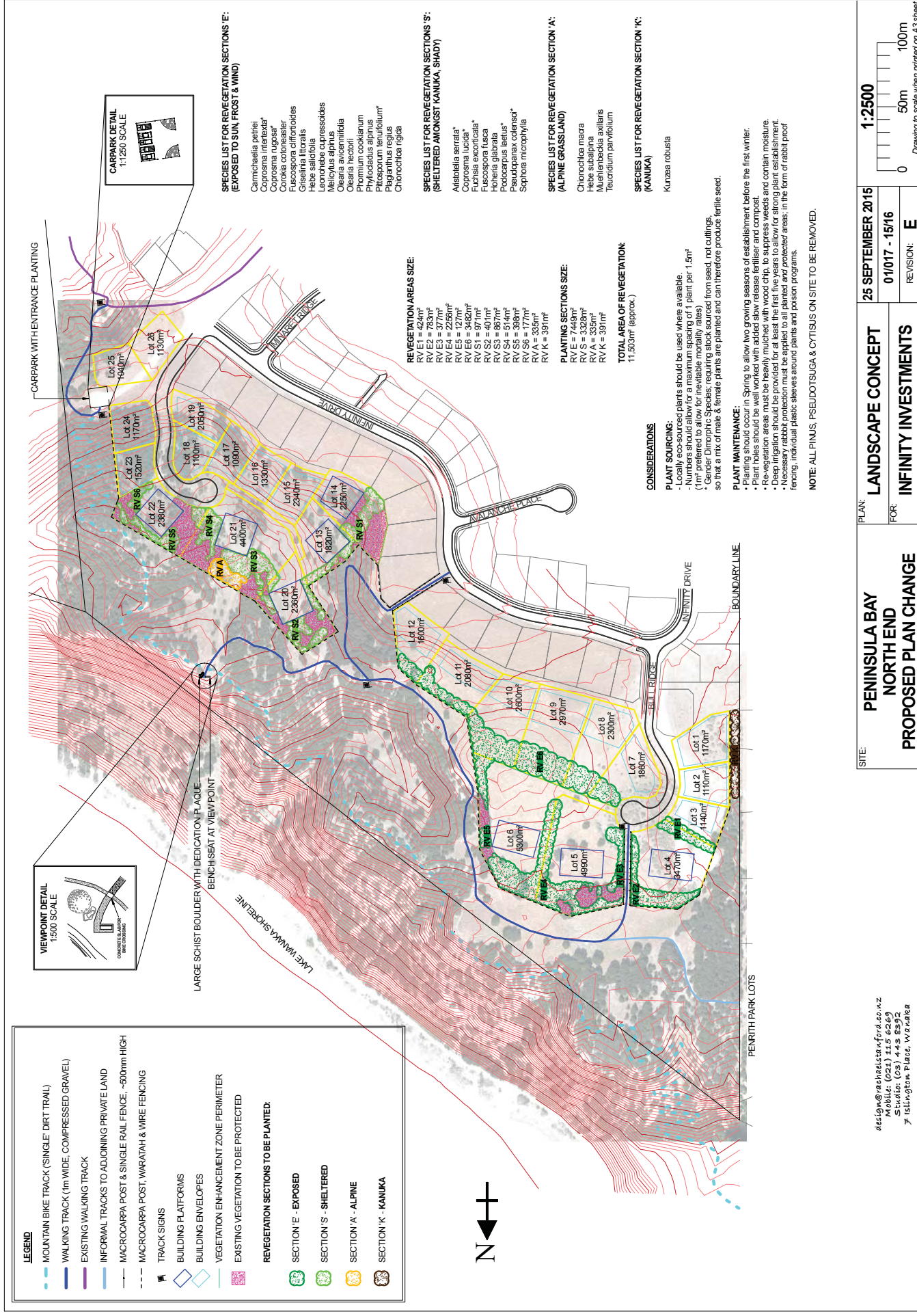
substantial character effect. Notwithstanding this point, the effect on the ONL has been well mitigated, particularly by avoiding the most prominent and valued parts. On the south facing slopes that are outside the ONL, the degree of effect on landscape character will be less.

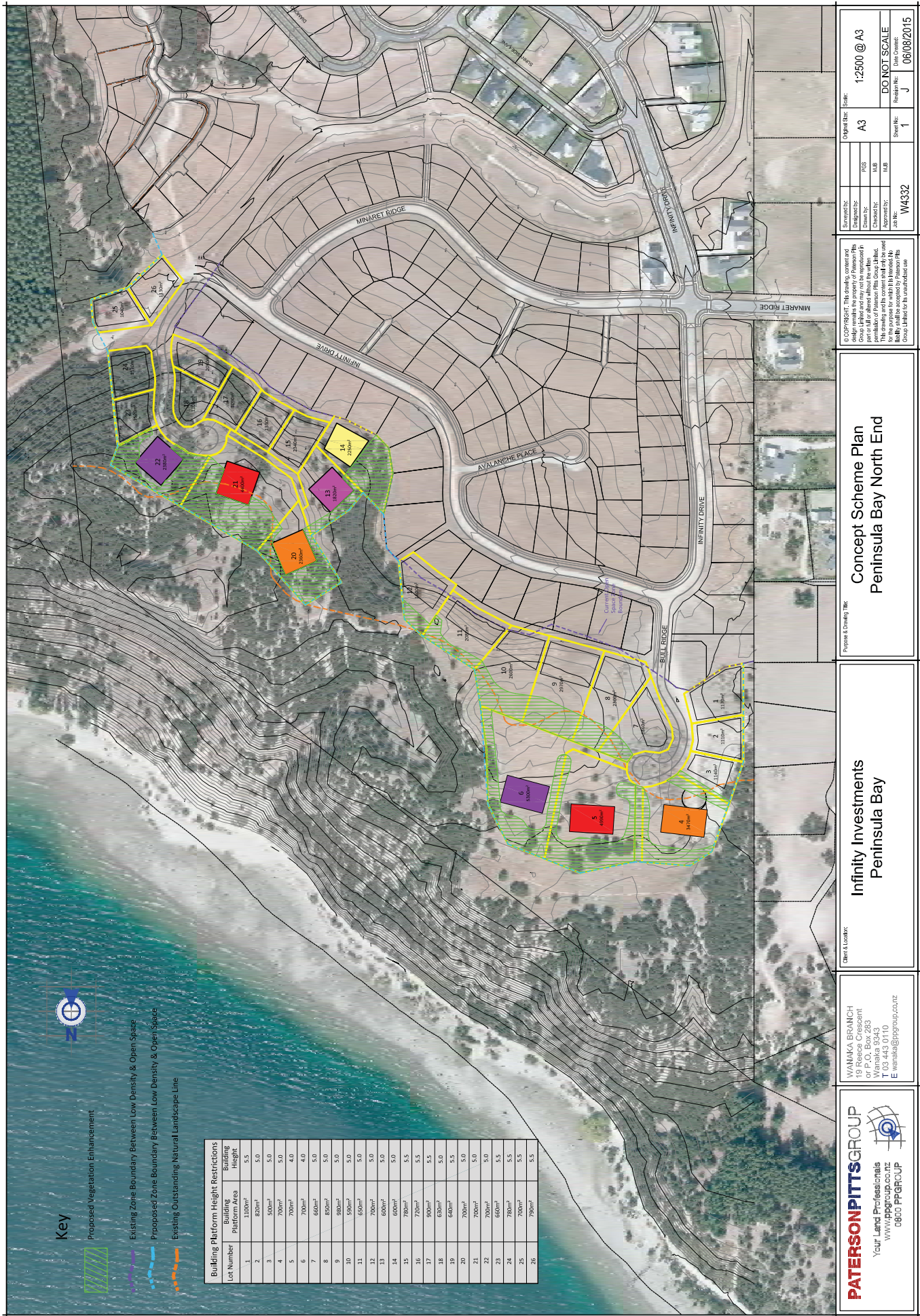
82. In relation to visual effects, I consider that effects on the views and visual amenity of potential observers will be negligible to slight, with the exception that the very northernmost properties of the existing Peninsula Bay LDRZ will be affected to a substantial degree; their northern outlook will change considerably (although many of these properties are owned by the requestor). I consider that the most sensitive observers, in terms of potential visual effects, are those on the lake surface to the north of the plan change area. As is illustrated by Appendix 6 to this report, there will be very little visual change for these observers, effects will be of a slight degree.
83. Overall, I consider that in relation to landscape and visual effects the proposed plan change will have particularly localised effects only. The views of immediately neighbouring properties within the Peninsula Bay LDRZ will be affected and the character of a small part of the ONL will change to accommodate three clustered dwellings.

Ben Espie

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22th September 2015





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Client & Location:

Infinity Investments
Peninsula Bay

Concept Scheme Plan
Peninsula Bay North End

Purpose & Drawing Title

Peninsula Bay North End

Concept Scheme Plan

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APPENDIX 2: Concept Scheme Plan.

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resource management and landscape planning

APPENDIX 3: RELEVANT OBJECTIVES AND POLICIES OF THE OPERATIVE QUEENSTOWN LAKES DISTRICT PLAN

4.2.5 Objectives and Policies

Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policies:

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

- (a) *To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- (b) *To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.*
- (c) *To allow limited subdivision and development in those areas with higher potential to absorb change.*
- (d) *To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.*

6. Urban Development

- (a) *To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.*
- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*
 - *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
 - *ensuring that the subdivision and development does not sprawl along roads.*
- (d) *To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.*

7. Urban Edges

To identify clearly the edges of:

- (a) *Existing urban areas;*
- (b) *Any extensions to them; and*
- (c) *Any new urban areas*
 - *by design solutions and to avoid sprawling development along the roads of the district.*

8. *Avoiding Cumulative Degradation*

In applying the policies above the Council's policy is:

- (a) *to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) *to encourage comprehensive and sympathetic development of rural areas.*

9. *Structures*

To preserve the visual coherence of:

- (a) *outstanding natural landscapes and features and visual amenity landscapes by:*
 - *encouraging structures which are in harmony with the line and form of the landscape;*
 - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*
- (c) *All rural landscapes by*
 - *limiting the size of signs, corporate images and logos*
 - *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

15. *Retention of Existing Vegetation*

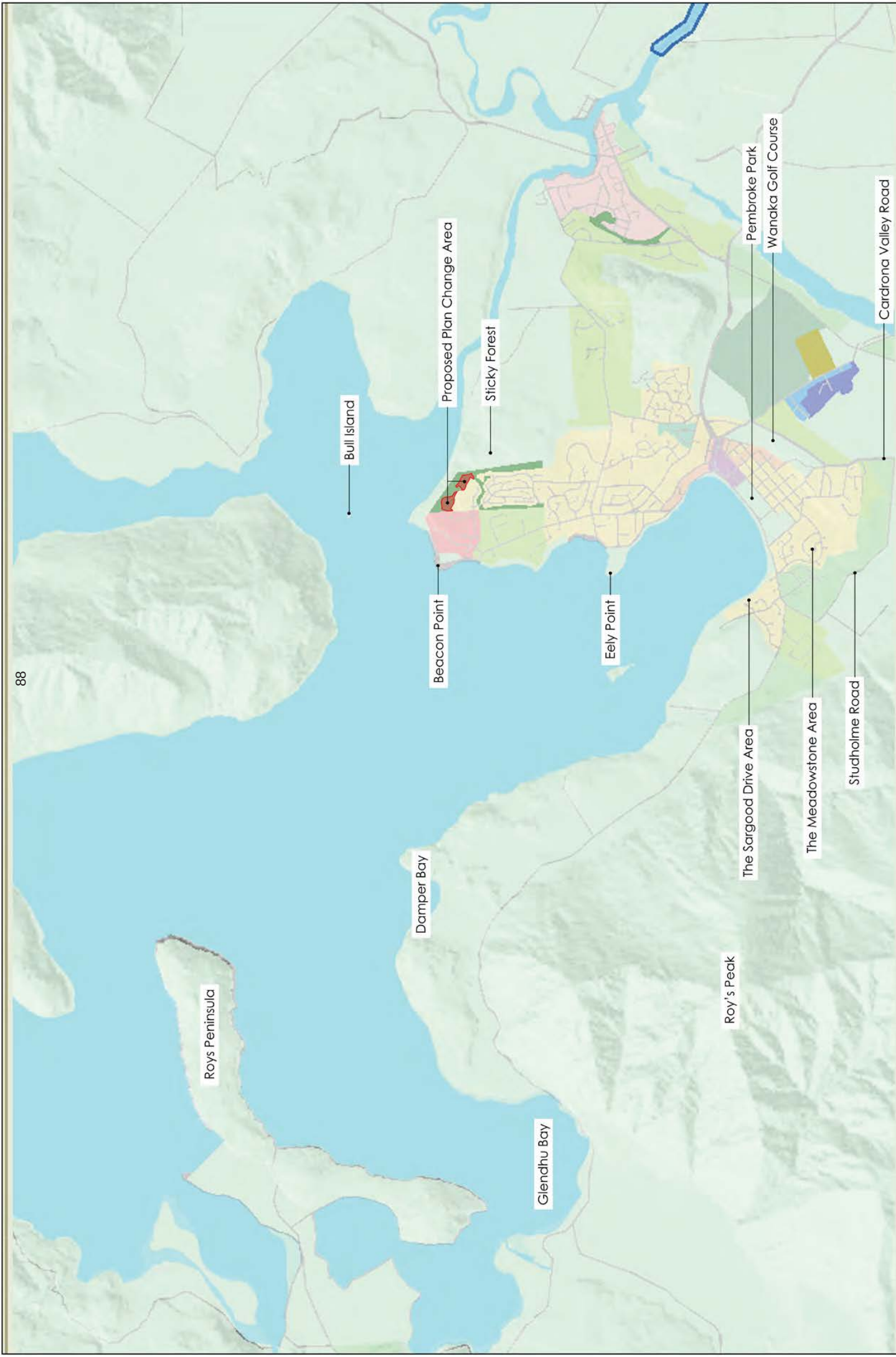
To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) *Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;*
- (b) *Encouraging maintenance of tussock grass-lands and other nature ecosystems³ in outstanding natural landscapes.*

³ *refer to Section 4.1 on nature conservation values.*

17. *Land Use*

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.



Appendix 4: Existing and Zoned Development around Roys Bay Wanaka





Key

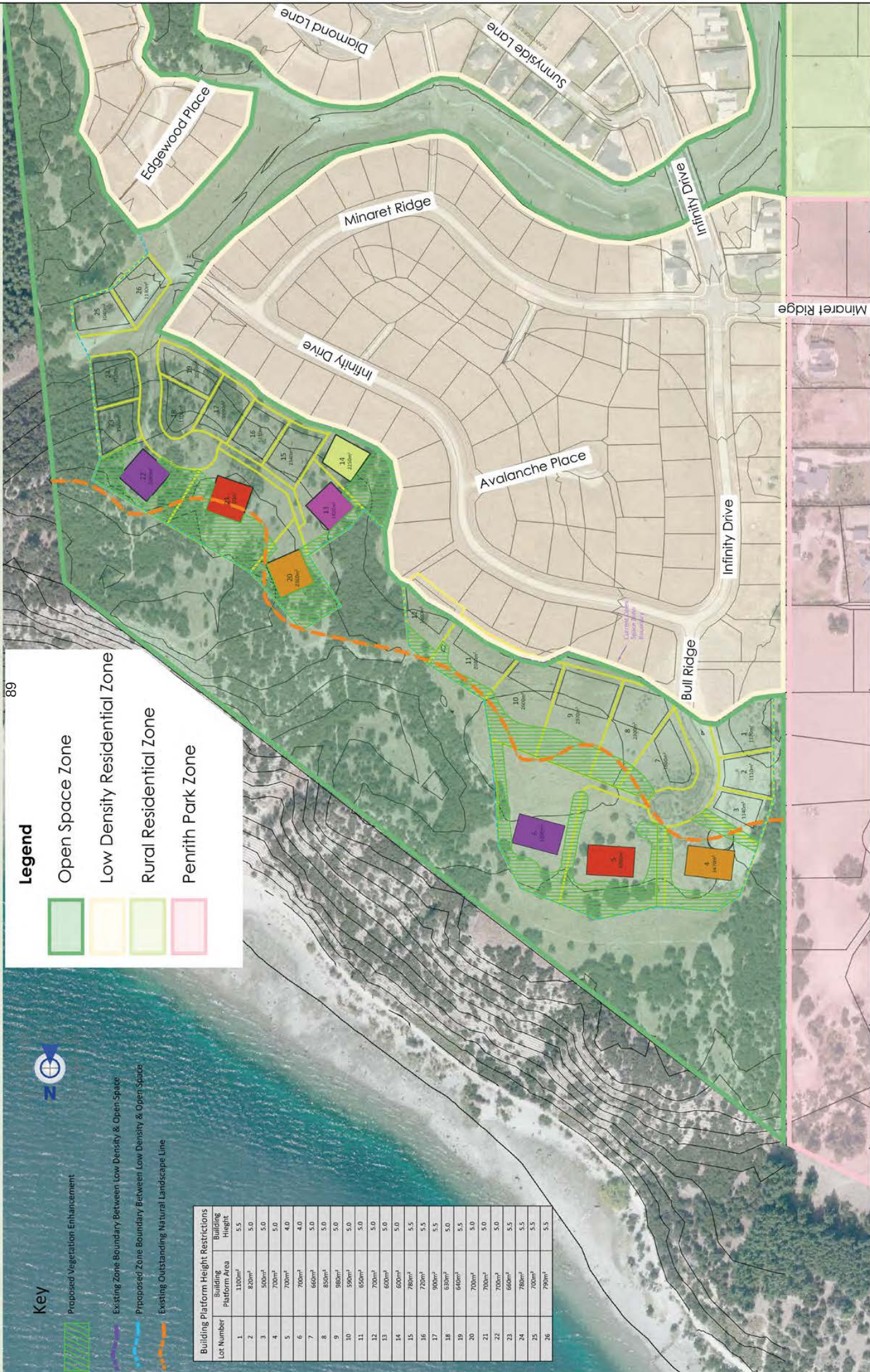
- Proposed Vegetation Enhancement
- Existing Zone Boundary Between Low Density & Open Space
- Proposed Zone Boundary Between Low Density & Open Space
- Existing Outstanding Natural Landscape Line

Legend

- Open Space Zone
- Low Density Residential Zone
- Rural Residential Zone
- Penrith Park Zone

Building Platform Height Restrictions			
Lot Number	Building Platform Area	Building Height	
1	1100m ²	5.5	
2	820m ²	5.0	
3	500m ²	5.0	
4	700m ²	5.0	
5	700m ²	4.0	
6	700m ²	4.0	
7	660m ²	5.0	
8	850m ²	5.0	
9	980m ²	5.0	
10	590m ²	5.0	
11	650m ²	5.0	
12	720m ²	5.0	
13	600m ²	5.0	
14	600m ²	5.0	
15	780m ²	5.5	
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18	630m ²	5.0	
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20	700m ²	5.0	
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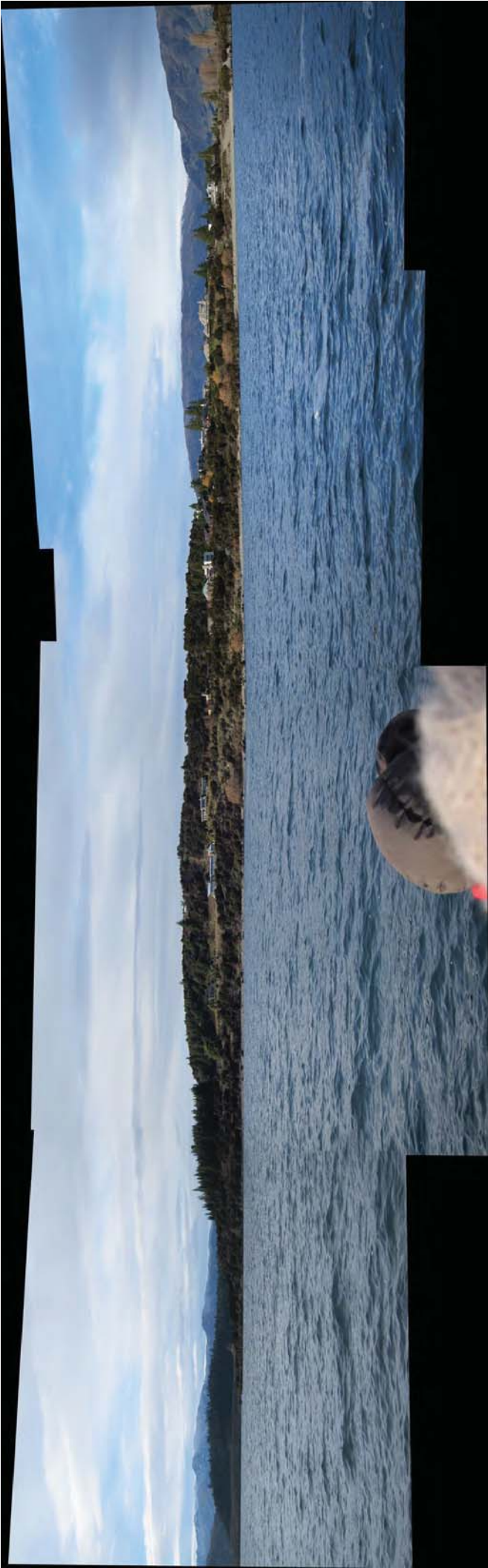


Note: The base map used for this plan was produced by Patterson Pitts Group Ltd.

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Appendix 5: Existing Zoning Plan Peninsula Bay, Wanaka

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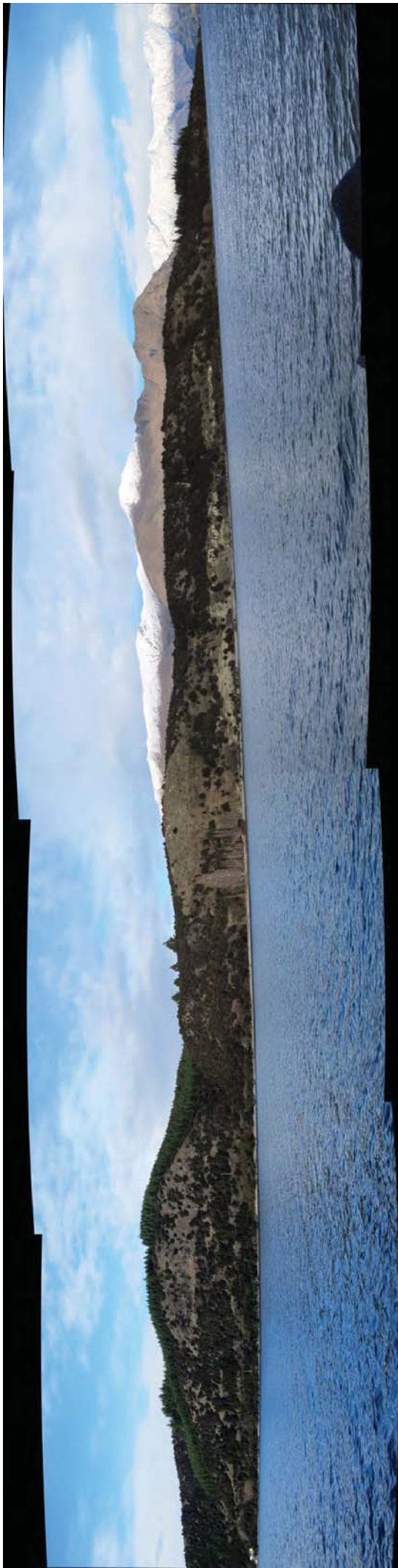


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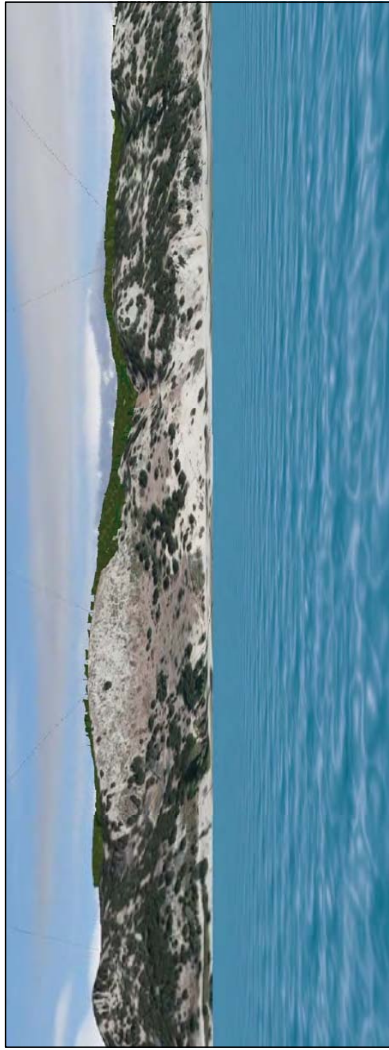


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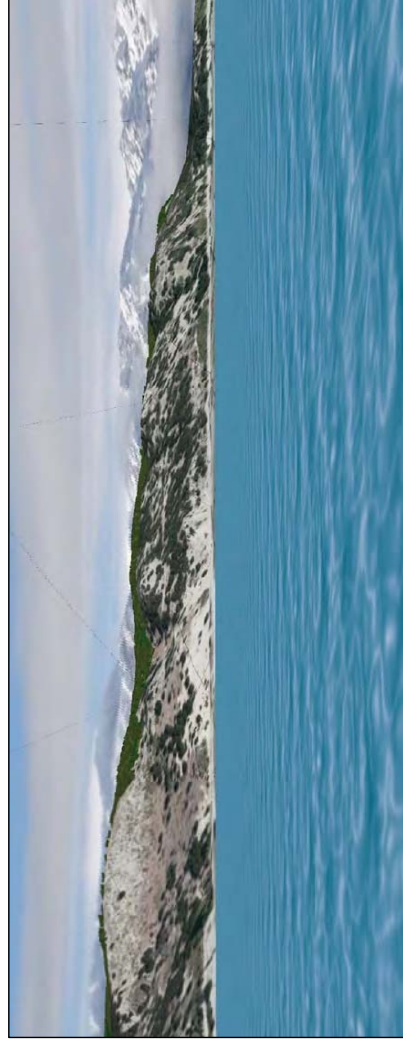
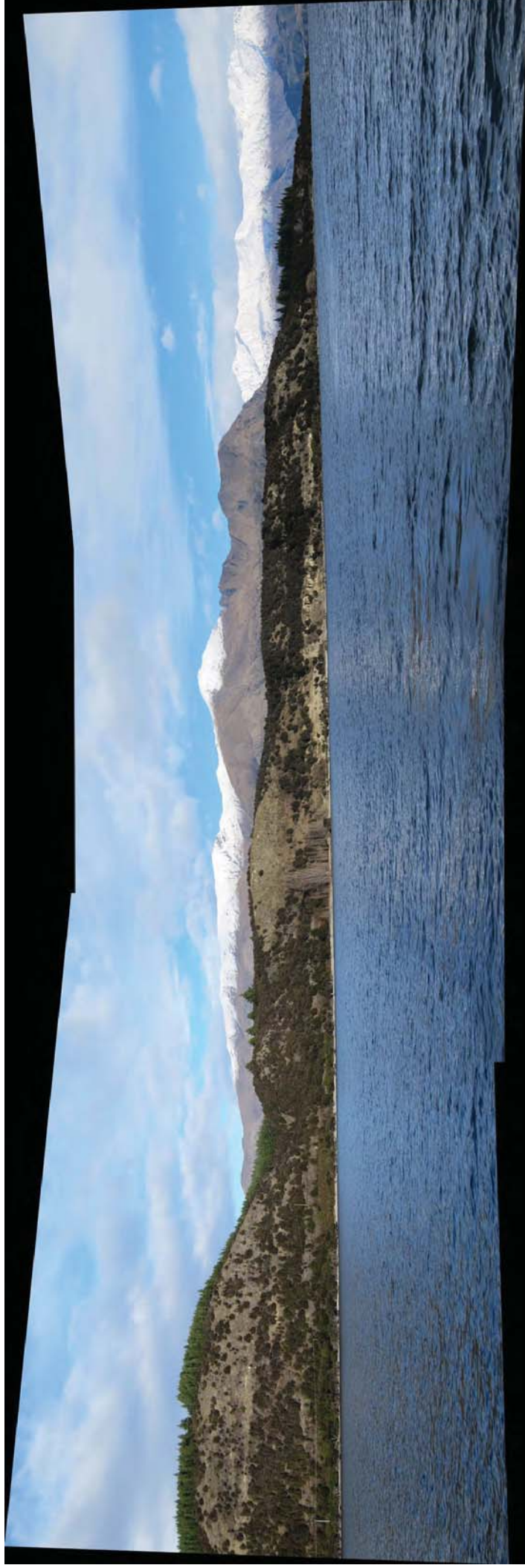
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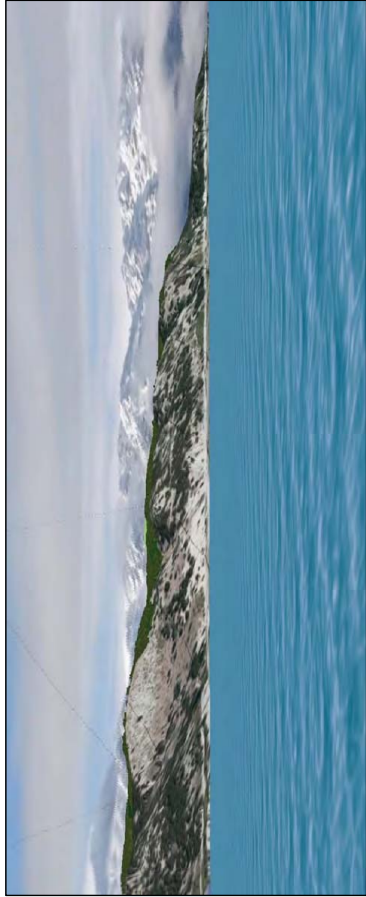
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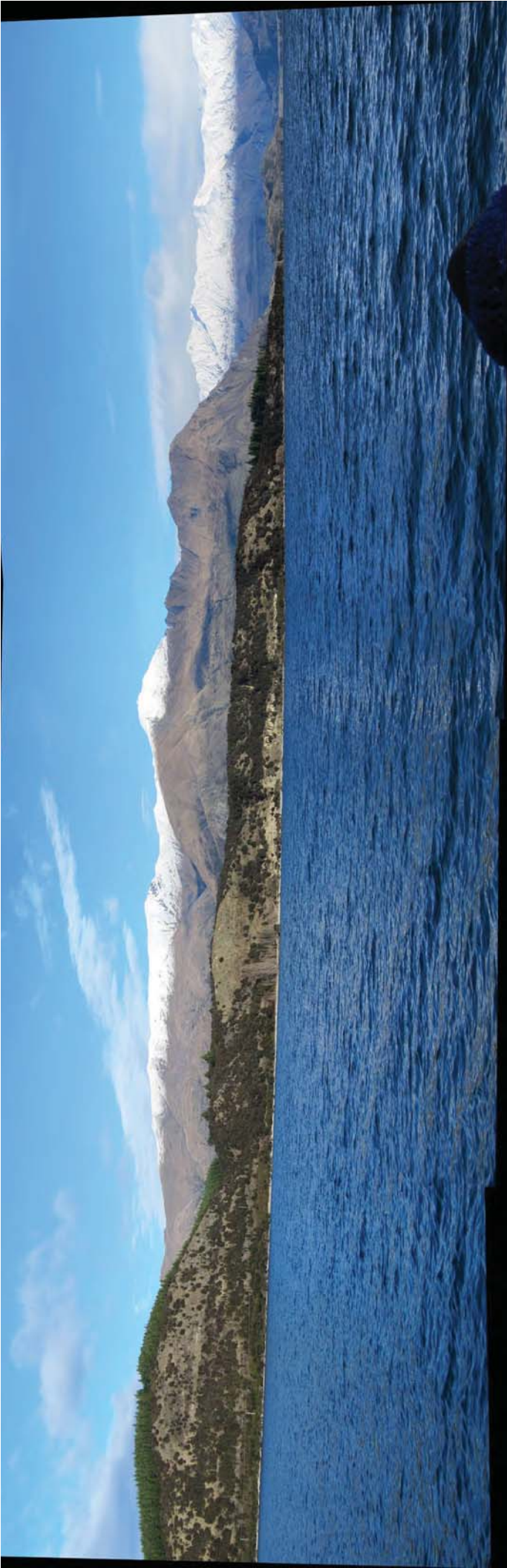
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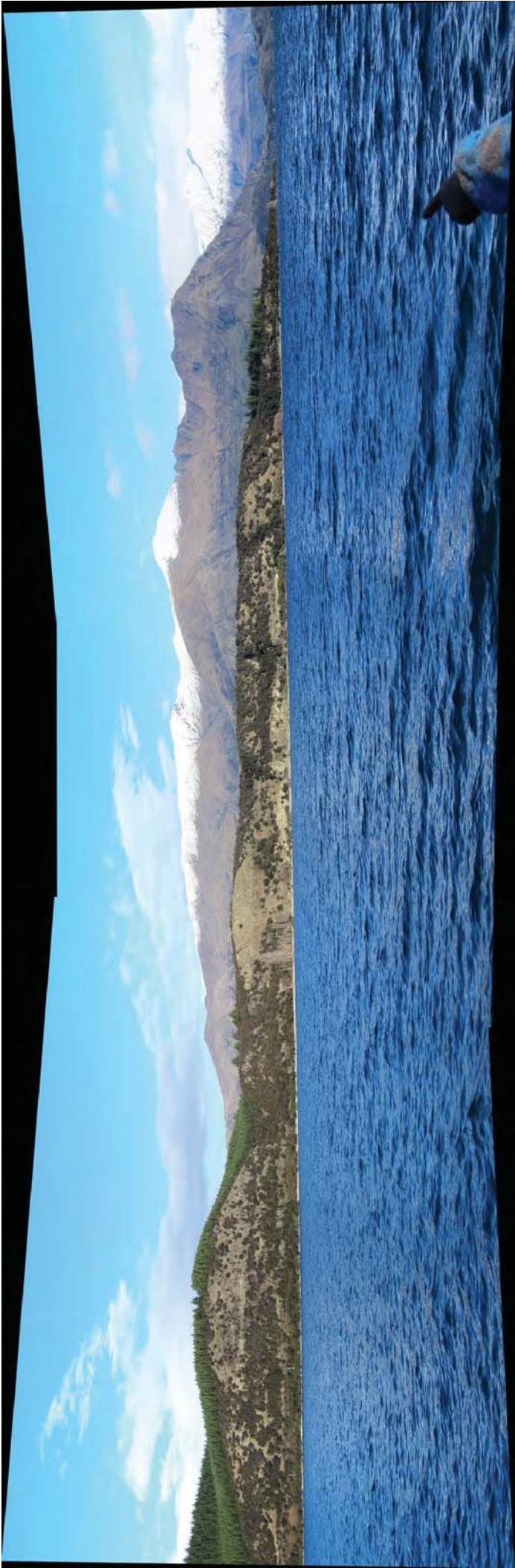


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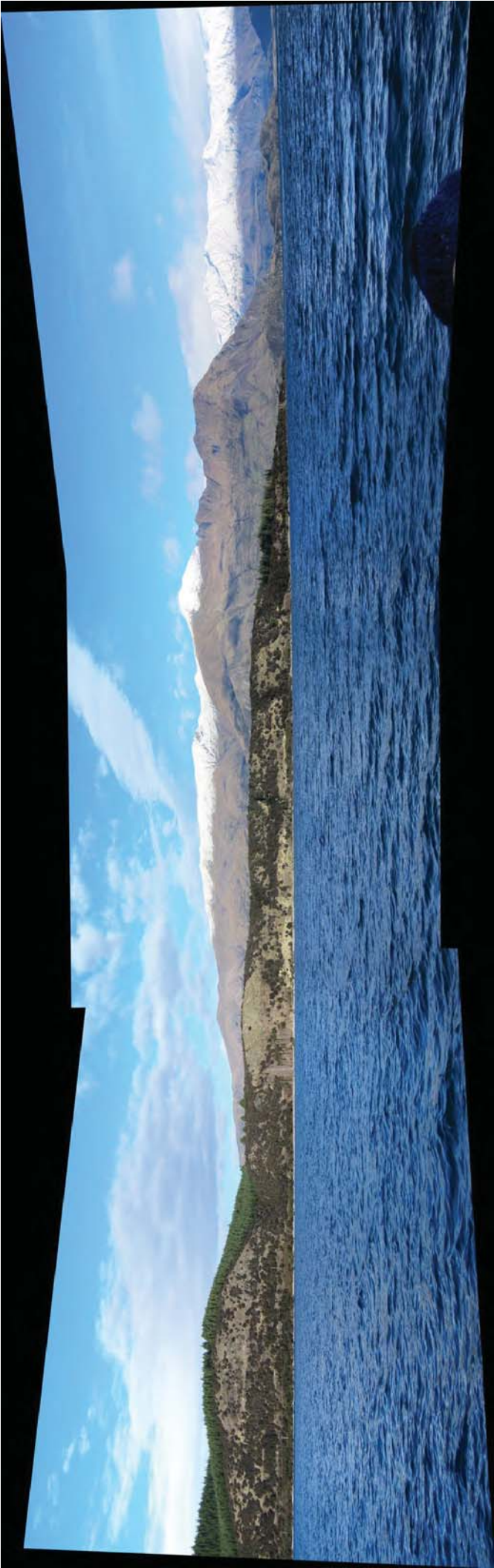


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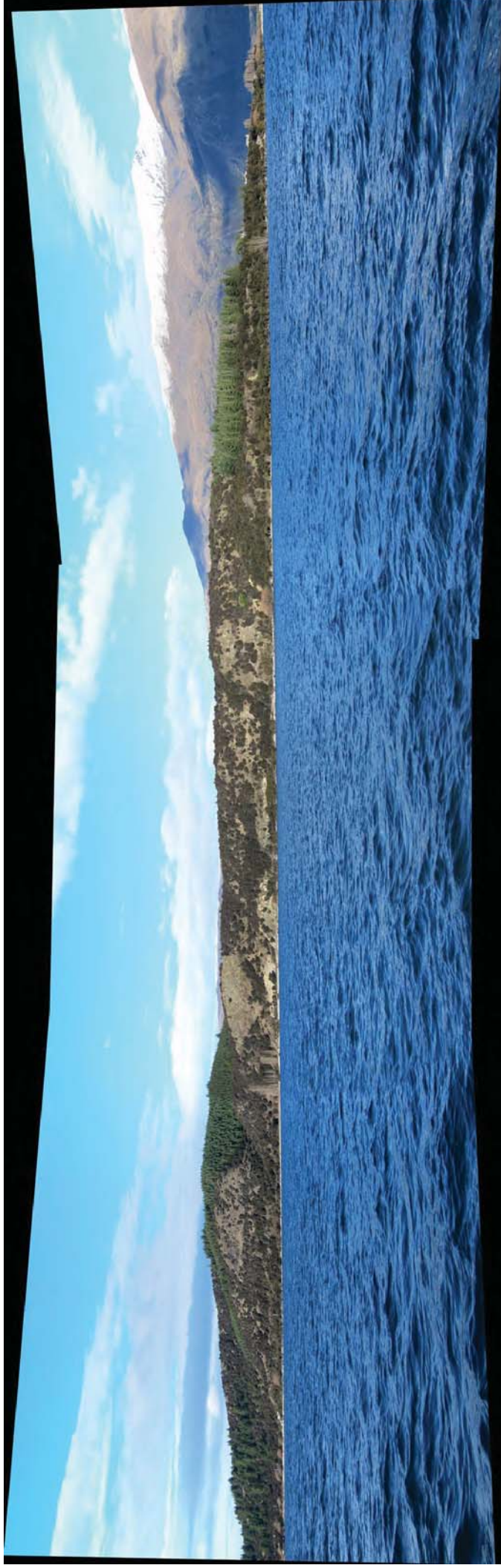


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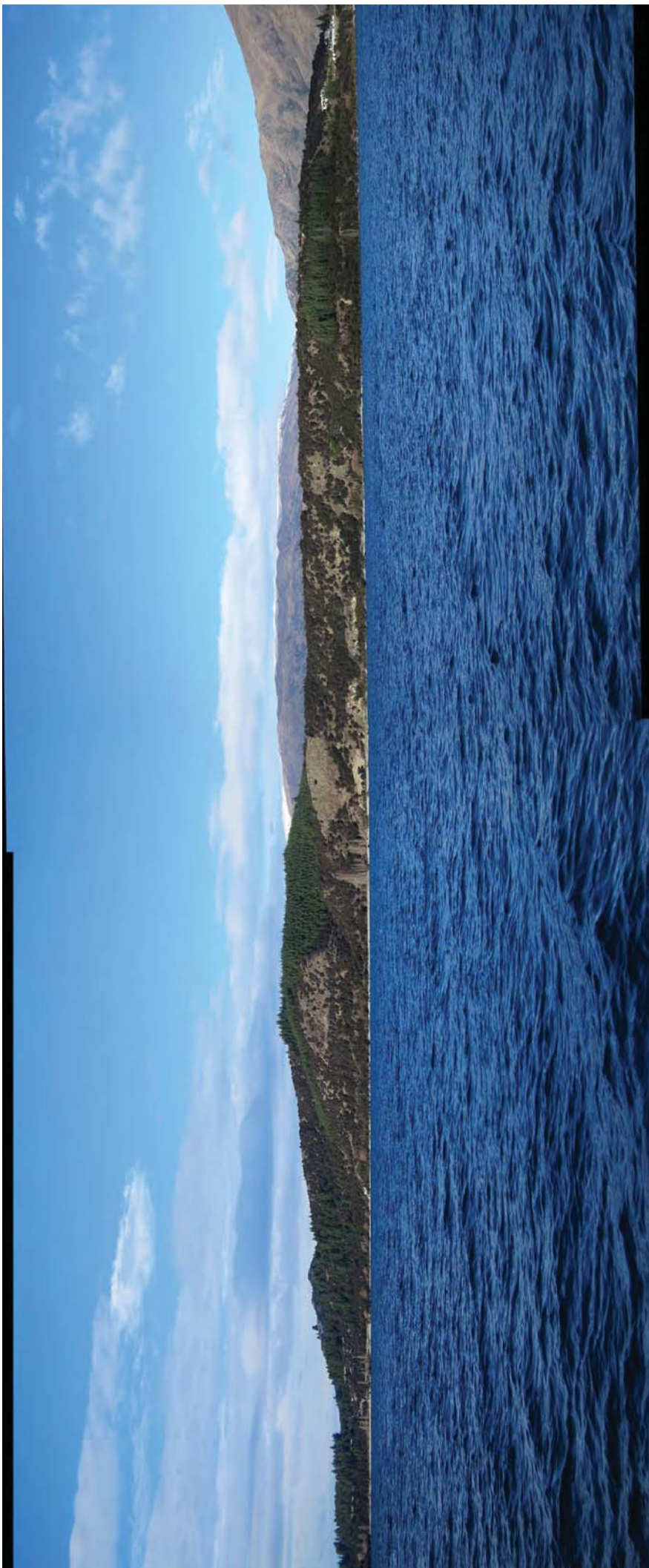
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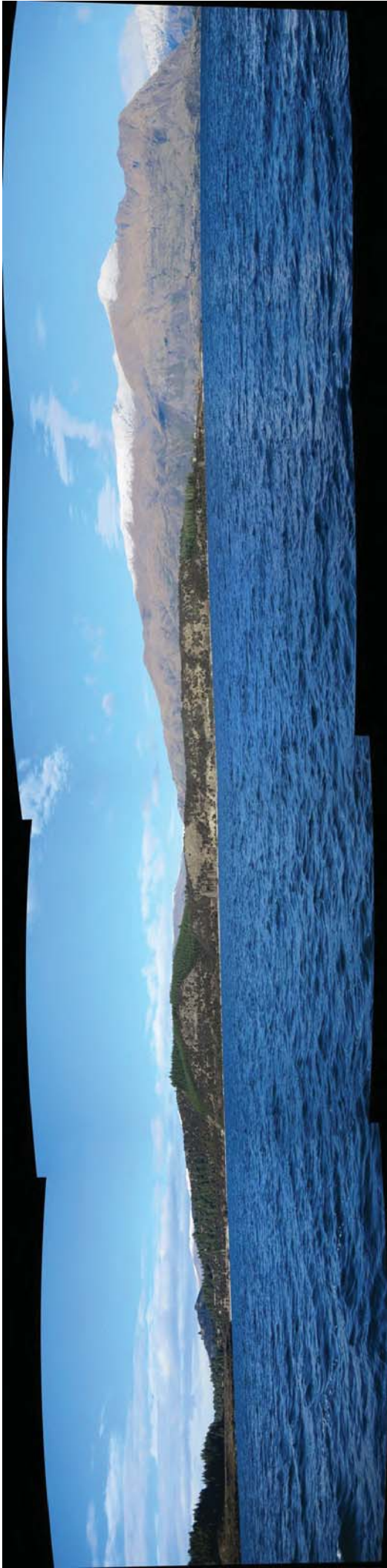
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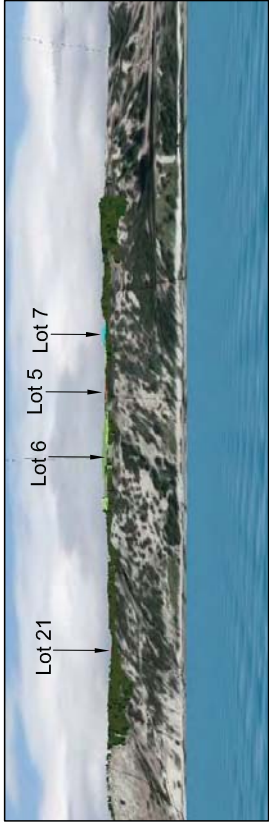
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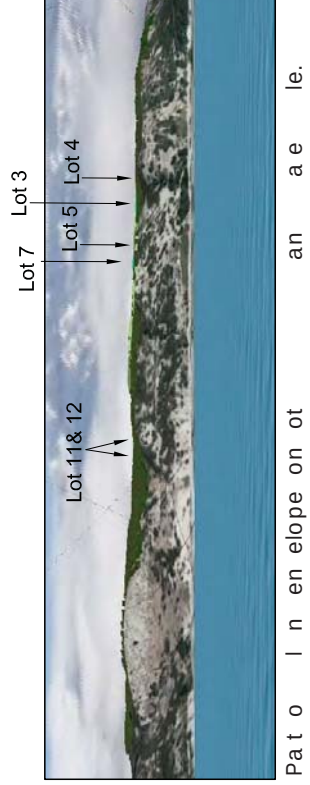
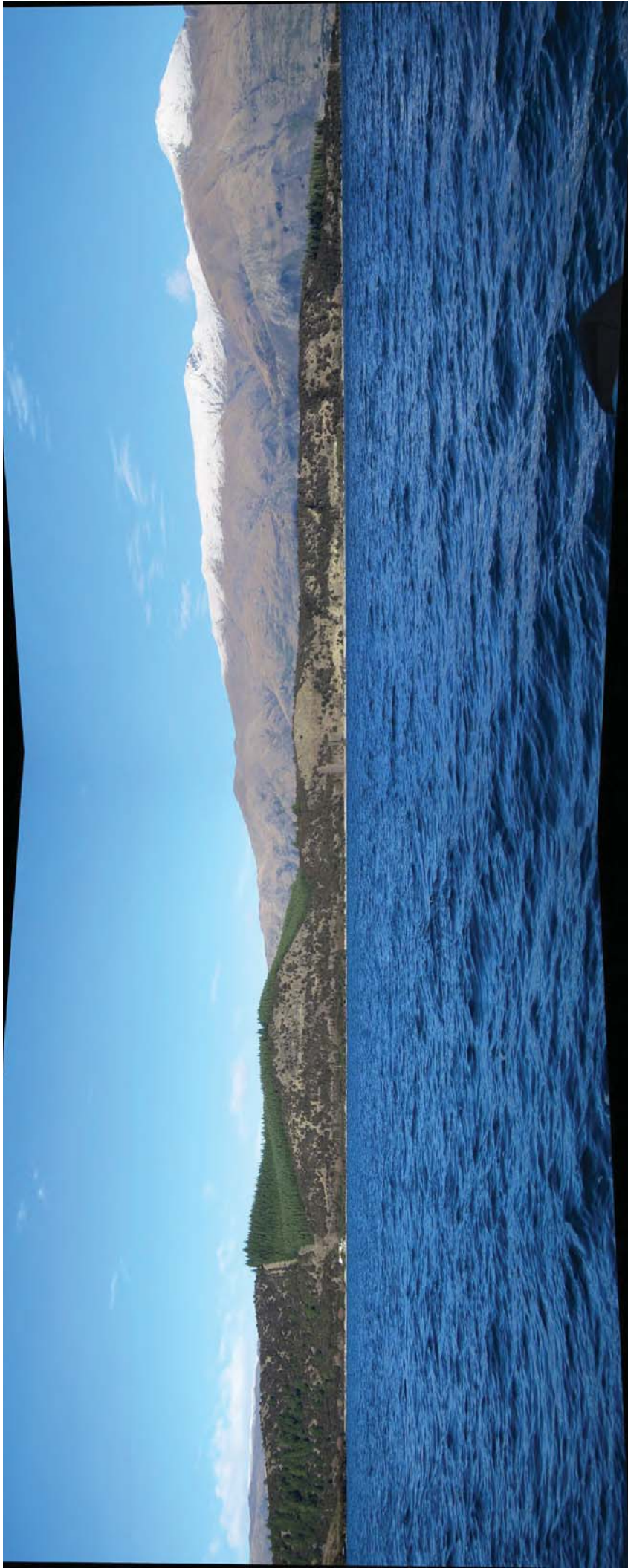
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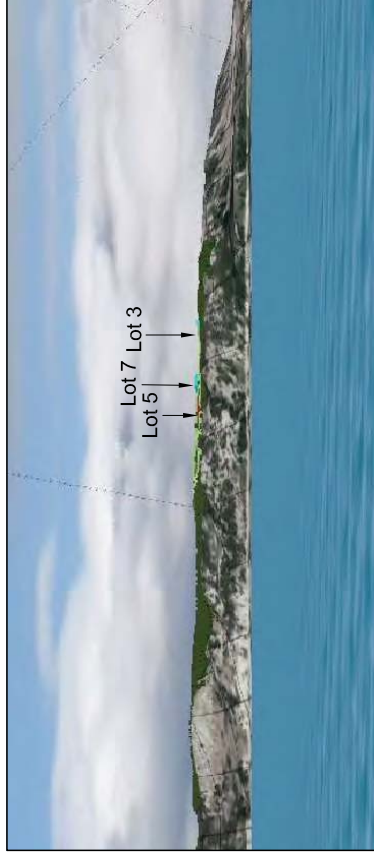
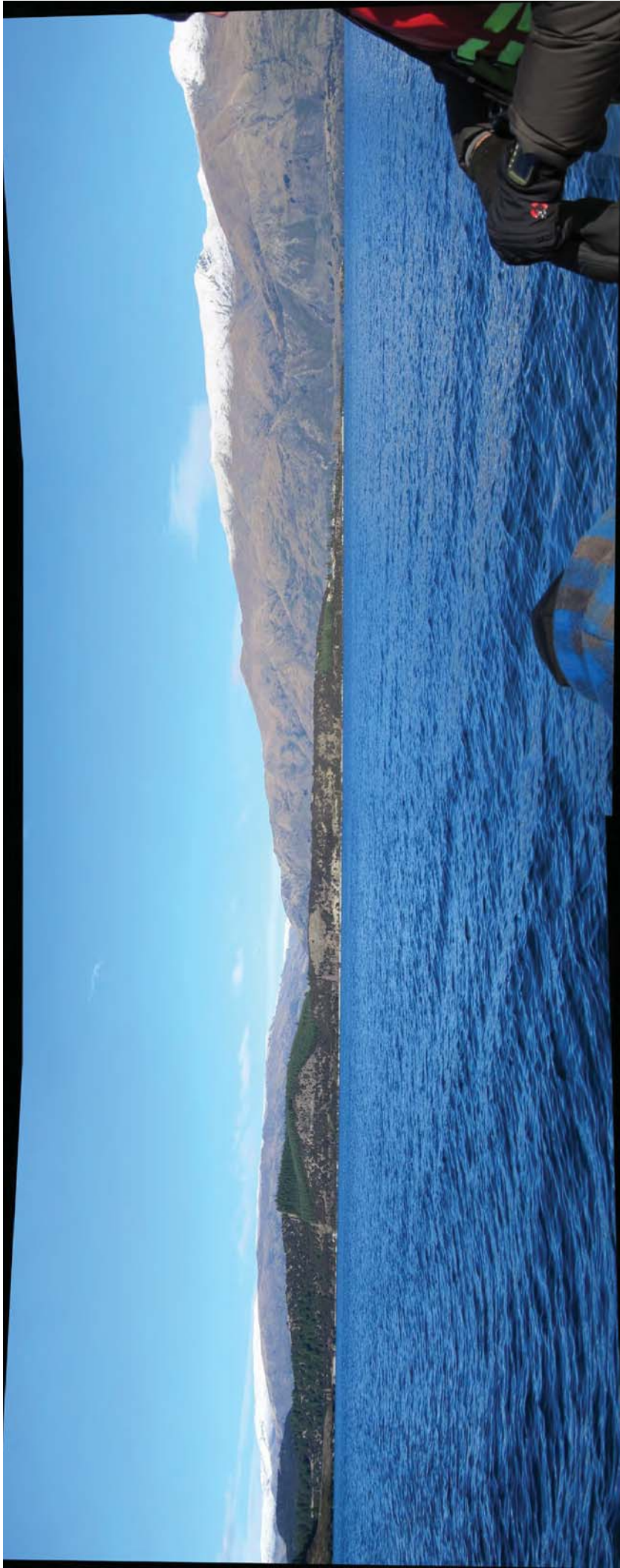


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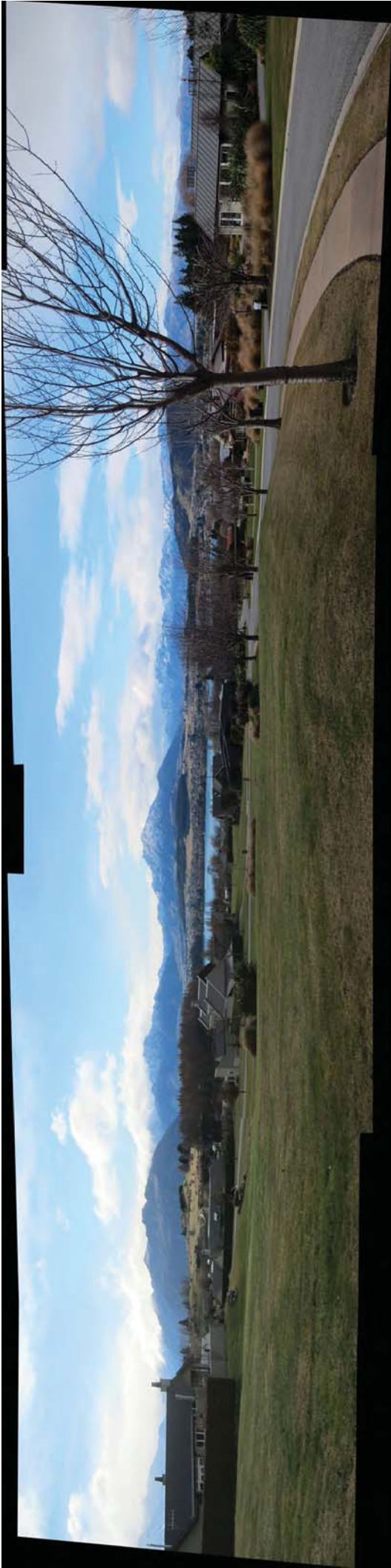




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APPENDIX 6: e pont ocat on
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APPENDIX 6: e pont ocat on
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APPENDIX 6: e pont ocat on
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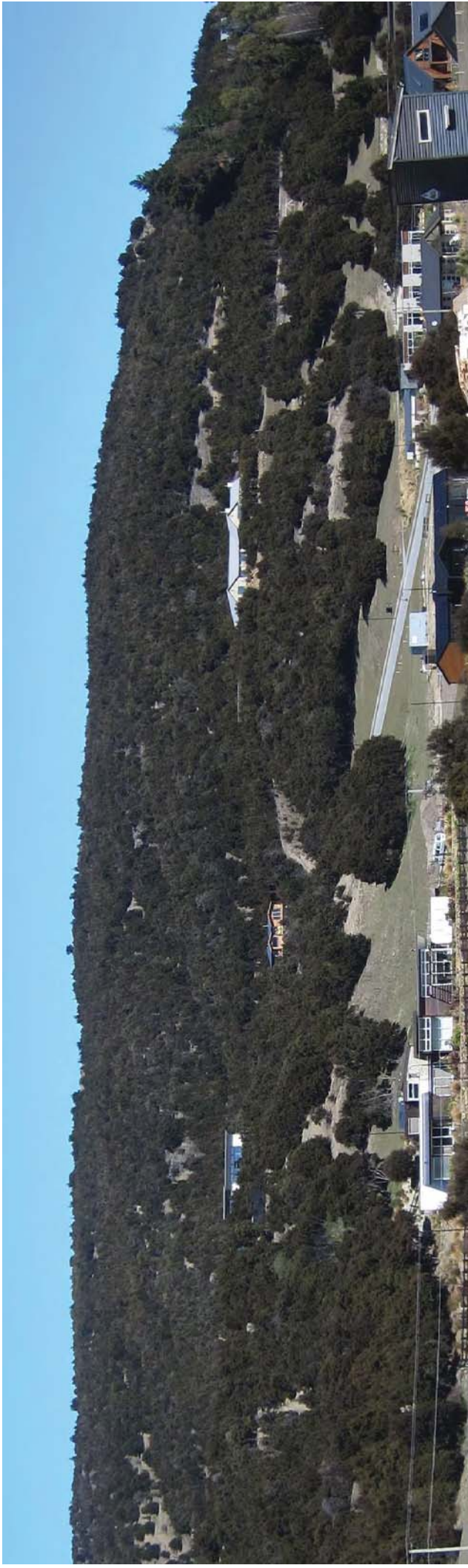
APPENDIX 6: e pont ocat on
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APPENDIX 6: e pont ocat on
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APPENDIX 6: e pont ocat on
ocate alon ana a o nt p n oa th n the cnt o the ent ance to ha e ea o e an Chalet.



APPENDIX 7: n cat e photo aph o ell n n the en ll a e nea o nt on.

