

Memo

TO: Luke Place – Senior Policy Planner, QLDC

FROM: Helen Mellsop – Registered NZILA Landscape Architect

DATE: 21 February 2019

SUBJECT: Glenda Drive Rural General Zoning

1. I have undertaken a desktop assessment of the landscape effects of rezoning a strip of land north-east of Glenda Drive, Frankton, from Rural Zone to Industrial Zone. The area under consideration is shown in the figure below.



2. I am not aware of the reasoning behind the location of the zone boundary under the ODP, but imagine that this might have related to limiting the visibility of commercial/industrial development from vantage points to the east. These include SH6 as it descends and crosses the Shotover River, the Shotover River bed itself and rural and Shotover Country areas directly east across the river.
3. A desktop assessment has shown that about half of the properties traversed by the strip of Rural Zone have buildings that extend into that zone. The split zoning of the sites has not therefore been successful in ensuring a setback of buildings from the crest of the escarpment leading down to the river flats. There does not appear to be any vegetation within the Rural Zone strip that would screen development in views from the east. In addition the screening vegetation that *does* mitigate the visual impact of the building is located within the walking/cycling trail lot immediately to the east (zoned Informal Recreation in Stage 2 of the PDP) or else further down the escarpment within Council-owned Rural land.
4. In my opinion, rezoning the strip of land from Rural to Industrial would not have any more than a low level of adverse effect on the landscape character or on visual amenity values, as long as the height of any new buildings did not exceed that of current development.



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