

BEFORE THE COMMISSIONERS APPOINTED BY THE CENTRAL OTAGO DISTRICT COUNCIL

UNDER the Resource Management Act 1991

IN THE MATTER of RC230179 an application for a 33-lot subdivision at Rocky Point on Tarras-Cromwell Road (SH8)

BY TKO PROPERTIES LIMITED

Applicant

STATEMENT OF LANDSCAPE EVIDENCE OF PADDY BAXTER

31 October 2024

Introduction and Qualifications

1. My full name is Patrick John Baxter. I hold a Bachelor of Science degree in Geography from 1981 and a Post Graduate Diploma in Landscape Architecture from 1984. I am a Director of Baxter Design Group Limited, a Queenstown based consultancy specialising in landscape architecture, urban design, master planning and landscape planning and I am a registered member of the New Zealand Institute of Landscape Architects.
2. I have worked in the Queenstown Lakes District since 1989. I was employed in the Queenstown office of Boffa Miskell from 1989 until 1998. In 1998, I established my own practice specialising in landscape architecture, urban design and master planning. Baxter Design currently employs 6 staff and is working on projects throughout New Zealand and the South Pacific.
3. In preparing this statement of evidence I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
4. In this evidence I also address matters raised in the Sec 42a report prepared for this application.
5. In describing the potential scale of adverse effects, I refer to the NZILA scale of effects, attached to this evidence as my **Appendix B**

Involvement in the Project

6. I have been involved with this project since November 2021. I am very familiar with the site and surrounding landscape. The role of Baxter Design during the consent application involved providing masterplanning, detail layouts of the proposed residential building platforms ('RBP's'), creating appropriate design controls and undertaking a landscape assessment of the potential effects of the proposed subdivision.
7. The following attachments are included in my evidence:

Attachment 1A: Context Plan	Baxter Design- 4371-SK123
Attachment A: Revised Scheme Plan	<i>Baxter Design - 4371-SK125</i>
Attachment A1: Summary of Changes	<i>Baxter Design - 4371-SK135</i>
Attachment B: District Plan	<i>Central Otago District Council</i>
Attachment C: Schedule 19.16	<i>Central Otago District Council</i>
Attachment D: Existing Landscape Component Analysis	<i>Baxter Design - 4371-SK58</i>
Attachment E: Lots 1 - 18 – Site Plan	<i>Baxter Design - 4371-SK130</i>
Attachment F: Lots 19 - 21 – Site Plan	<i>Baxter Design - 4371-SK131</i>
Attachment G: Lots 22 - 25 – Site Plan	<i>Baxter Design - 4371-SK132</i>
Attachment H: Lot 26 – Site Plan	<i>Baxter Design - 4371-SK133</i>
Attachment I: Lot 27- 30 – Site Plan	<i>Baxter Design - 4371-SK134</i>
Attachment J: Photo Location Map	<i>Baxter Design - 4371-SK41</i>
Attachment K1: Landscape Assessment Viewpoint 1	<i>Baxter Design - 4371-SK42A</i>

Attachment K2: Landscape Assessment Viewpoint 2	<i>Baxter Design - 4371-SK42B</i>
Attachment K3: Landscape Assessment Viewpoint 3	<i>Baxter Design - 4371-SK42C</i>
Attachment K4: Landscape Assessment Viewpoint 4	<i>Baxter Design - 4371-SK42D</i>
Attachment K5: Landscape Assessment Viewpoint 5	<i>Baxter Design - 4425-SK42E</i>
Attachment K6: Landscape Assessment Viewpoint 6	<i>Baxter Design - 4371-SK42F</i>
Attachment K7: Landscape Assessment Viewpoint 7	<i>Baxter Design - 4425-SK42G</i>
Attachment K8: Landscape Assessment Viewpoint 8	<i>Baxter Design - 4425-SK42H</i>
Attachment K9: Landscape Assessment Viewpoint 9	<i>Baxter Design - 4425-SK42I</i>
Attachment K10: Landscape Assessment Viewpoint 10	<i>Baxter Design - 4425-SK42J</i>
Attachment K11: Landscape Assessment Viewpoint 11	<i>Baxter Design - 4425-SK42K</i>
Attachment L: Scheme Plan	C H Hughes & Assoc
Attachment M: Rocky Point – Schedule of Lots	<i>Baxter Design - 4371-SK129</i>
Attachment N: Ecology Mapping	<i>Baxter Design - 4371-SK127</i>

SUMMARY OF AMENDMENTS TO THE APPLICATION UNDERTAKEN POST APPLICATION

- Following receipt of the Council Sec 42a report further amendments were made to the proposal and circulated with Council and submitters. A summary of the changes made to the proposal was included in my landscape addendum, dated 26th July 2024 and included in the revised proposal

BACKGROUND

- Under the Central Otago District Plan, the site sits within the Rural Resource Area 2 and subject to the Rocky Point Recreation Zone and Landscape Protection Area (Concept Plan in Schedule 19.16)". Under Section 4, the District Plan describes the Rural Resource Area as:

"The Rural Resource Area comprises the rural environment of the District. This area has been identified as distinct from the urban areas of the District on the basis of its environmental character. The amenity values of the rural environment are dominated by Central Otago's unique, semi-arid landscape of broad basins separated by low mountain ranges with sparse vegetation, covered in tussock grassland and exotic pasture, and broken by schist rock outcrops. District Plan as an outstanding natural landscape or outstanding natural feature. These values can be enhanced by human made elements which include orchards and vineyards; homesteads accompanied by stands of trees (often poplars); remnant stone cottages; small irrigation and stock water dams and water races; energy generation facilities; and shelter belts of trees."

- A portion of the site sits within an Outstanding Natural Landscape (**ONL**) overlay identified as elevated areas providing a visual backdrop to Lake Dunstan near Bendigo. The ONL sits outside the Rocky Point Recreation Zone as shown in the Concept Plan in Schedule 19.16.(Refer **Attachment C**).
- Section 4.2 of the District Plan outlines significant resource management issues of the Rural Resource Area. The most relevant points are 4.2.1 Outstanding Natural Landscapes and Outstanding Natural Features, 4.2.2 "Central Otago's Unique and Distinctive landscape" and 4.2.15 "Development in Rural Areas." This Landscape Assessment addresses the proposed additional development in the context of these key sections of the District Plan.

DESCRIPTION OF THE WIDER LANDSCAPE + SITE

12. For this application, the 'site' refers to the area in and around the 'Rocky Point Recreation Zone' (approximately 18.2ha), identified on schedule 19.16 of the Central Otago District Plan, and located on Lot 1 DP 561457 (**Refer Attachment B and C**) and it is noted that the scope of the application also includes ecological offsetting on the adjacent Bendigo Hill land.

13. The wider site is described in detail, in the landscape addendum; key points include:

- The site is located approximately 13.5km north of Cromwell and 15km south of Tarras (**Refer Attachment 1A**).
- The site is surrounded on both sides, south and east, by a variety of uses including vineyard, pastoralism and rural residential development
- The landscape character of the western lower slopes of the Dunstan Mountain Range, within which the site is located, retains a relatively natural character.
- In the last 10 years there has been considerable modification undertaken on the terraces adjoining the east side of Lake Dunstan, including gravel roads, extensive viticulture, small scale communal development, scattered lifestyle residential development and public recreation areas.
- The residential dwellings described above are typically found on the flat open terraces between vegetated gullies, rocky outcrops, vineyards and rural development.
- Directly west of the site, over SH8, is Lake Dunstan, including the lake and the outlet of the Clutha River at the head of Lake Dunstan, where the Clutha River transitions over a wide delta into the north end of the lake.
- Further west of the site, across Lake Dunstan, the landform rises up away from the lake edge, onto flat pastoral land, predominantly in rural and viticulture land use directly across from the site, with established lakeside residential development.
- The landscape character of the wider Dunstan Range is characterised by rocky outcrops, dense swathes of Kanuka that follow natural gullies and minor ridgelines within the landscape, with a simple vegetative cover sculptured over time by a low rainfall and exposure to prevailing winds.

DESCRIPTION OF SITE CHARACTER (refer Attachment D)

14. The site character is described in detail, in the landscape addendum; key points include:

- The site is located southeast of the intersection of Bendigo Loop Road and SH8. The site is currently accessed from the north from Bendigo Loop Road, off State Highway 8, via a gravel farm track rising from the basin floor, up to the lower slopes and up to the general location of the proposed development and from the south, via a roughly formed farm track north of Lakefront Terrace.
- In general, the landscape character of the site is highly complex and displays a mix of rocky outcrops, steep escarpments, steep gullies, rock fields, plateaus and valleys, all with a mix of vegetative cover that is generally consistent over the site, defined by a limited selection of species.
- The complex nature of the site is described on Attachment D where the site is broken into (for the purpose of description) The Rolling Flats, the Kanuka Escarpments, the Elevated Rocky

Knoll, Minor Ridgelines and Gullies, the Upper Valley, The Plateau, the Minor Southern Valley and the Elevated Rocky Knolls

15. In general, the landscape of the site described above occupies the lower half of what is known as the Dunstan Range. The Dunstan Range stands as the dominant visible background to the site, with a distinctive and abrupt ridgeline visible from most northern views. In general, the site is around 400m above sea level, with parts of the Dunstan Range ridgeline rising up to 950 – 1000m above sea level.

OVERALL SITE LANDSCAPE CHARACTER

16. In summary, it is likely that some Kanuka removal has been undertaken over time for the purpose of grazing however the site retains a distinctive natural landscape character, with a low level of human modification. The site remains reasonably rugged in character with the landscape forms of gullies, minor ridges, and rocky knolls throughout the entire site providing a strong cohesive landscape that is easily identifiable. The more exposed rocky knolls and lower minor ridges have an arid and exposed natural character. Low lying areas and valleys within the site are sheltered from wider views by large rocky knolls and dense Kanuka vegetation, giving some parts of the site a more locally 'enclosed' character. The predominant vegetation pattern found throughout the site is Kanuka, with other smaller scrubland species such as Dog Rose (*Rosa canina*) and Matagouri (*Discaria toumatou*) evident, with some areas of the invasive weed species Sweet Briar evident on the lower northern slopes. Smaller grassland species and cushion plants are found through the site where areas of the landform are more exposed, such as minor ridges and flats. Man-made modification on the site is restricted largely to rough vehicle tracks, electrical transmission lines, historic kanuka clearance and farm fencing on boundaries.

DESCRIPTION OF THE PROPOSAL (refer Attachment C)

17. The application seeks to subdivide Lot 1 DP 561457 into 30 lots containing RBP's and a further balance allotment. A Scheme Plan for this subdivision was prepared in January 2023 by CHA Surveyors (**Refer to Attachment L**). These lots and their respective areas, building platform areas, and site coverages are summarised in **Attachment M**.
18. I note that there are to be 22 lots with defined curtilage areas and 8 lots which are more chalet style with no curtilage
19. The proposed development is largely contained within the area known as the Rocky Point Recreation Zone in the Central Otago District Plan aside from building platforms located within proposed Lots 20, 21, 24, 26-30.
20. Of the 30 proposed lots containing dwellings / buildings, these can be further described as:
 - 21 residential allotments with specified RBP's on proposed Lots 1-10, 19-23, 25-30;
 - 8 small residential allotments (referred to as 'cabins' in this evidence and the Design Control documents), with specified RPB's on proposed Lots 11-18 and;
 - A single small (250m²) communal facility on a specified RBP on proposed Lot 24
21. In general, the character of the proposed development, the location of the future dwellings and other structures respond to the site character and a requirement to maintain and landscape character and

landscape values of the site. No lot boundaries will be evident on the site on completion as each lot will have a designated RBP. To that end, where appropriate, the proposed RBP's are not all rectangular in shape, with several being crafted to fit the landform within which they are to be located and to that end, the size of the proposed RBP's will vary according to the landform they sit in.

22. Within the **Attachments** attached to this report are plans for each development area as set out below, with an indicative masterplan for each area described and a plan showing proposed earthworks and building platforms (residential and communal).
23. The overall character of the proposed development will be one of appropriately scaled and clad dwellings and communal facilities located within a largely natural landscape, avoiding the usual trappings of traditional rural-residential development such as fencing, exotic tree plantings and a mix of architectural styles. The principal components of the proposed development can be summarised as follows:
 - All proposed future dwellings are to be located on level RBP's on prescribed and approved landform shape.
 - The locations of all proposed future dwellings and communal facilities have been selected to minimise potential adverse effects and to maintain the landscape character of the site.
 - All structures will be subject to Design Controls, specifically crafted to address and maintain the existing site character. The purpose of these controls will be to facilitate a contiguous and appropriate architectural and landscape outcome (both in form and scale) over the site.
 - As part of the Design Controls roof shape **Attachments E-H** show, on each RBP, the orientation of the monopitch (flat) roofs.
 - Land-shaping works are proposed on all development areas (refer to **Attachments E-I**), to enable flat building areas. The scale, shape and form of these earthworks have been designed to minimise disturbance to the wider landscape character and to enable a clear picture of the proposed form of the development.
 - The traditional trappings of development such as residential fencing, large scale ornamental planting and domestic gardens etc. will be restricted by way of proposed design controls
 - Kanuka will be maintained as the predominant tree species in order to maintain the existing landscape character and to avoid any reduction in the existing vegetative cover that forms a significant part of the landscape character of the site. Additional planting species have also been selected by an ecologist to support the
24. The areas and 'groups' of the proposed development are described below:
25. **Proposed lots 1 – 10 (refer Attachment E):** Residential dwellings are to be located on the western edge of the site on the 'plateau' landscape described above. The proposed 10 lots have been arranged to follow the existing contours of the plateau site, located generally at the rear, and avoiding the steep drop off of the plateau that extends to the southwest within the zone. Proposed Lot 1 has a residential building platform (RBP) of 400m², Lots 2 and 3 have a building platform (RBP) of 450m², proposed lots 4, 5, 6, and 7 have RBPs of approximately around 400m², varying slightly as the RBPs have been shaped to follow the underlying landform. Proposed RBP 8, 9, and 10, are to be 360m², 373m² and 279m² respectively reflecting the landform on which these are to be located.
26. As with all proposed RBP's, these lots will have a level building platform and prescribed datum ensuring that built form is appropriately located within the landscape. Earthworks for lots 1-10 will be done prior to

title. (Refer to **Attachment E**). Within this area of development, as with other areas, additional Kanuka planting is proposed and, where small areas of Kanuka are to be removed for the purpose of shaping those RBP's, new Kanuka planting will be undertaken to match or exceed the loss of existing Kanuka. Additional Kanuka planting is also proposed between and around proposed RBP's for the purpose of mitigation, privacy and overall amenity. It is noted that from a fire management perspective, there are limited areas where replanting can practicably occur.

27. A single private road will access proposed Lots 1-6, running along the contour and joining with the principal access road at the western end of this 'cluster' of dwellings, being effectively a cul – de sac.
28. Domestic activities will be contained by way of defined curtilage areas. As with many of the proposed lots, the title boundaries extend often well past proposed curtilage areas. Therefore, within the proposed title boundaries, the extent of domestic activity is clearly defined, with protected areas of Kanuka and landscape occupying substantial portions of the titles.
29. **Amendments to Proposed Lots 1 – 10 (Attachment E) following application:** Several matters in regards to the claddings and extent of glazing were raised in the CODC planning officer's report¹ in regards to Visual and Landscape effects. To address those concerns the proposed Design Control documentation has been revised and attached to my evidence as **Appendix A**. The amendments for proposed lots 1 -10 were also summarised at para 43 of my addendum landscape report.
29. **Proposed Lots 11 – 18 (refer Attachment E):** Accessed from the northwest from the road climbing up from proposed Lots 1-10, the Proposed RBPs for lots 11-18 are substantially smaller in size than others (all RBPs for 11-18 being 84m² in size, 7 x 12m). These allow for a cluster of small 'cabin' styled dwellings to be located within this part of the site. These lots are to be located on the southern side of a small valley (being the western end of the Upper Valley described above). From a landform perspective, this area of the site is discrete, and screened from wider more distant viewpoints.
30. Dwellings on proposed Lots 11-18 will differ from the larger stand – alone residential dwellings on other lots in that these structures (cabins) are to be built on piles only, touching the land more 'lightly' than the larger residential dwellings on the Plateau and Upper Valley Areas. Carparking will be located immediately adjacent to the access road only, with access to the cabins by paths. Proposed curtilage restrictions within this cluster of chalets are more restrictive, largely preserving the natural landscape and prohibiting gardens, fencing and suchlike.
31. **Amendments to Proposed Lots 11-18 following application:** The Design Controls (**Appendix A**) for these 8 cabins are tailored to the site and the desired outcome. These lots have all been adjusted to minimise potential construction impacts on the existing Kanuka. The proposed design controls specify weatherboard clad structures with gabled roof forms and allow for a limited amount of decking around the structures, outside of the platforms. These lots have no curtilage area and are only permitted a deck out no more than 2.5m from the front of the cabin, restricting the impacts on surrounding vegetation whilst providing practical outdoor living.
32. **Proposed Lots 19-21 (refer Attachment F):** The dwellings on proposed Lots 19-21 are standalone dwellings located in existing clearings on relatively flat land, accessed from the north from the principal access road that extends through the Upper Plateau.

¹ Central Otago District Council – report of Planning Officer Paras 6.11-6.23

33. The proposed RBP on Lot 19 is also to be located on a relatively open saddle landform with the RBP tailored to fit the site landform located within a small 'valley' form between 2 knolls which rise approximately 8-10 metres to both the west and east side of this plateau.
34. The proposed RBPs on Lots 20 and 21 are located within the minor southern valley also access from the north from the principle access road, The RBPs have been located on large flat areas within the valley with the proposed RBPs shaped to align with the existing topography to further minimise earthworks. These proposed RBPs have been located in an area of the site which has no visually sensitive receptors, being screened by the surrounding ridges from wider views.
35. **Amendments to Proposed Lots 14 and 20 following application:** Lot 14 has been removed from the original application, being replaced by a new Lot 10. Lot 20 has been renumbered to Lot 19. Two additional lots (Lots 20 and 21) were added nearby in the rear southern valley. The RBP for Lot 19 (former Lot 20) has been adjusted to tightly follow the existing site conditions including avoiding existing rocky outcrops. Its size was adjusted to 272m² with 91% site coverage, giving clarity to the exact location and size of future dwellings on these lots.
36. **Proposed Lots 22, 23 and 25 (refer Attachment G):** Accessed from the west, from a road continuing up the 'valley' from Lots 1-19, 3 residential dwellings are to be located along the southern edge and eastern end of the Upper Valley. The proposed RBP's will be shaped into the base of the slope that extends along this valley, running along the contour at roughly the same level. Proposed RBPs for Lots 22 and 23 have been shaped to follow the natural form of the upper valley. The RBP for Lot 25 was curated to avoid ecologically sensitive soils and the RBP shaped to follow the natural underlying contours of the existing land. Access to Lot 25 is via a driveway which also follows the natural flow of the landscape and avoids the saline soils.
37. **Amendments to the Proposed Lots 22, 23 and 25 (Formerly Lots 21-26) following application:** Following the application, Lots 21 and 22 were re-numbered to Lots 22 and 23. Following further ecological study the previous Lots 22, 23, 24 were removed to avoid potential disturbance of ecologically sensitive saline soils and aid in reducing the potential mass of built form on the valley. Similar to the amendments made to Lots 1-9, the Design Controls for Lot 25 specify (a) a reduction in building footprint by way of site coverage (b) a decrease in proposed height (mono -pitch 3-4m) and clarity in regards to permitted glazing on north-facing elevations (60% maximum).
38. **Amendments to Proposed Lot 27 following application:** This lot has been removed
39. **Proposed Lot 24 (refer Attachments G):** The proposed development on Lot 28 was renumbered to Lot 24 following the removal of lots. This RBP is proposed to be a small 'communal' facility for the purpose of functions / events. The proposed RBP for this lot sits north of a small knoll, on relatively flat land, with access from a lower elevation south of the site, off the principal road that traverses the Upper Plateau. The Design Controls have been specifically tailored to this site, encouraging a gabled roof line with specific cladding controls.
40. **Amendments to Proposed Lot 24 following application:** The Design Controls now specify a site coverage of 50% on this proposed RBP, giving a maximum building footprint of 250m² with the Design Controls specifying a proposed height of 4.5 metres, a principal gable form running west-east and specific cladding in either schist stone or corrugated iron.

41. It is understood that the future use on this site may include temporary events such as a weddings, small corporate events, residents' meetings and other one-off similar events by way of example. To that end, a specific set of Design Controls have been tailored for future structures on the proposed RBP. The overlying intent of these controls is to ensure an appropriate scale and character of development on this BP, with a distinctly 'Central Otago' flavour to the structure. Those design controls can be summarised as follows:
- A future building shall not exceed 4.5m in height above the prescribed datum for that RBP.
 - The principal building form shall be in a traditional gable form running west – east across the site, with verandah and lean to's encouraged.
 - Wall claddings shall be in either aged or coloured mid grey corrugated iron and or horizontal weatherboard (in a clear stain and left to weather).
42. **Proposed Lot 26 (refer Attachment H):** Dwellings on the original proposed scheme Lot 29 has been renumbered to 26. This lot is located on the flatter upper portions of a north facing ridge, to be accessed from the principal access road that climbs up from Bendigo Loop Road. The dwelling on this proposed RBP is a stand-alone, occupying selected small open areas of land, within the wider Kanuka clad ridge and valley character of that landscape. The proposed RBP for Lots 26 is tailored to the site being 465m². The location of these lots has been selected in clearings to minimise the removal of existing vegetation and to allow appropriately scaled level RBP to be formed on this site with controls over curtilage, the management of Kanuka and, like other lots, subject to landscape and architectural controls.
43. **Amendments to Proposed Lot 26 (Formally Lots 29 and 30) following application:** Upon receiving feedback from submitters and the council report, lot 30 from the original scheme was removed in order to aid in reducing any perceived visual disruption of the landscape. The Design Controls for lot 26 now specify a site coverage of 56% on the RBP, giving a maximum building footprint of 260m² with the Design Controls specifying a decrease in proposed height (mono -pitch 3- 3.8m) and clarity in regards to permitted glazing on the northern elevations (60% maximum).
44. **Proposed Lots 27 – 30 Formally 31, 32 and 33 (refer Attachment I) and amendments:** The revised scheme plan proposers three residential lots are to be located on the minor terrace within the 'Rolling Flats' area, at the northern entry to the site and accessed directly from Bendigo Loop Road. The dwellings on these lots will be visually and physically separated from the other proposed lots, being part of the Bendigo Loop Road landscape corridor. The proposed lots vary in size, with shaped RBPS that are specific to each site enabling dwellings up to 350m² and with Design Controls that allow a more traditional residential outcome and amenity whilst still ensure the overall look and feel is consistent with the wider Rocky Point Site.
45. As part of this assessment, an inventory of existing Kanuka vegetation has been conducted outlining the levels of existing Kanuka over the entire site. The area of existing Kanuka on each proposed RBP and curtilage areas are outlined in **Attachment N**. This inventory reflects the areas for proposed RBPs and curtilage areas that have been tailored to greatly reduce the level of disturbance on existing Kanuka vegetation.

LANDSCAPE ASSESSMENT

46. The structure of this report is based on a 'proposal-based' assessment and will follow the concept and principles of the *Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines*.
47. The methodology is consistent with the Guidelines and includes the following tasks:
- Desk-top research and site visits – including assessing potential visibility from surrounding public and private views
 - A review of the CODC District Plan policies, objectives and assessment matters
 - Consideration throughout the design process on measures to avoid, remedy and mitigate potential adverse effects and promote positive effects.
48. The effects rating scale used in this assessment is a modification of the NZILA 7-point scale of effect, which is summarised below:
- Very high, High, Moderate-High, Moderate, Moderate-Low, Low and Very Low.
49. **Attachments K1-K10** show the Landscape Assessment Photos, accompanied by **Attachment J** which shows the locations where those photos were taken.

Landscape Classification

50. Under the Central Otago District Plan, the site is located within a "Rural Resource Area". Under Section 4, the District Plan describes the Rural Resource Area as:

"The Rural Resource Area comprises the rural environment of the District. This area has been identified as distinct from the urban areas of the District on the basis of its environmental character. The amenity values of the rural environment are dominated by Central Otago's unique, semi-arid landscape of broad basins separated by low mountain ranges with sparse vegetation, covered in tussock grassland and exotic pasture, and broken by schist rock outcrops. This landscape retains a high natural character and has significant scenic values and some of it is identified in this District Plan as an outstanding natural landscape or outstanding natural feature. These values can be enhanced by human-made elements which include orchards and vineyards; homesteads accompanied by stands of trees (often poplars); remnant stone cottages; small irrigation and stock water dams and water races; energy generation facilities; and shelter belts of trees."

51. Under the Central Otago District Plan, a portion of the Lots are located partially or wholly outside the Rocky Point Recreation Zone in the ONL. These are 20-21 (partial), 24 and 26-30 (**refer Attachment B**).



Excerpt From Planning Officers report showing the location of the ONL (blue striped line)

52. Section 4.2 of the District Plan outlines the significant resource management issues of the Rural Resource Area. The most relevant points are 4.2.1 Outstanding Natural Landscapes and Outstanding Natural Features, 4.2.2 “Central Otago’s Unique and Distinctive landscape” and 4.2.15 “Development in Rural Areas.” This Landscape Assessment will address key matters raised in those sections throughout the report.

VISUAL ASSESSMENT

VISIBILITY / VIEWPOINTS / ASSESSMENT DISCUSSION (refer to **Attachment J** for all viewpoint locations & **Attachments K1-K10** for photographs)

53. Generally, the viewpoints (public) towards the proposed development are from considerable distance, aside from views from SH8 and Bendigo Loop Road to that portion of the development directly adjacent to Bendigo Loop Road at the northern portion of the site (lots 27-30). Specific views, potential visibility and potential effects are described below:

VIEWPOINT 1 – VIEW FROM TARRAS CROMWELL ROAD – SH8 (Attachment K1)

54. Viewpoint 1 from the intersection of Bendigo Loop Road and Tarras-Cromwell Highway (SH8), located approximately 5km north-northeast of the proposed development. This viewpoint represents the first viewing point of the development heading south on SH8 towards Cromwell.
55. This image shows the site amongst the overlying Kanuka covered lower foothills of the Bendigo Mountain Range. The foreground of the image shows the heavily modified nature of the valley flat, with fence lines, and agricultural and viticulture land uses present. The valley flat is predominately a mixture of exotic grasses and pasture, with the occasional cluster of trees for shelter belts. The few buildings that are present in the valley consist of residential dwellings or agricultural-related structures. Towards the foothills of the Bendigo

Mountains, human activity is visible, albeit at distance, on the terrace above Bendigo, with vineyards and buildings scattered along those flats and terraces landscape. Farm tracks, roadways, and infrastructure such as large power pylons are also potentially visible.

56. At this distance the proposed development, taking into account the Design Controls to be applied to dwellings on these proposed RBP's in regards to their form, scale and colour and the surrounding Kanuka Landscape, dwellings would be very difficult to distinguish and perceive within the wider landscape. This matter, being the mitigating effects of distance and dark coloured dwellings, is relevant in regards to the wider mitigation and scale of potential adverse effects for other lots proposed in this application and will come up regularly in my evidence.
57. From this viewpoint an existing dwelling, which utilises modern design and dark colours in a similar manner to the proposed Rocky Point design controls, and located at the front of the terrace slightly to the north west of the site, cannot be seen with the naked eye.
58. By way of example, similar dark coloured residences and other structures that exist on the land south of the site, on elevated terraces above SH8, east of Lake Dunstan, on both Bendigo Downs Drive and from a variety of private accesses. From western viewpoints being the Lake, Pisa Moorings or SH6, those structures are very difficult to detect without aids or advice and have no adverse effects on the landscape character or amenity values of that landscape. I concur that those terraces are modified and do not exhibit the more natural character of the site however the natural character and vegetative cover of the site provides a visual 'wrap' around the low dark coloured structures proposed in this application.

Summary:

Distance to site: 5 km

Structures on **former** BPs potentially visible from this location: 24, 25, 26, 27, 28, 29, 30

Structures on BPs potentially visible subsequent to amendments following application: 23, 24, 25, 26.

Scale of potential adverse effects: VERY LOW - NEGLIGIBLE

VIEWPOINT 2 – VIEW FROM TARRAS CROMWELL ROAD SH8 (Attachment K2)

59. Viewpoint 2 from Tarras-Cromwell Highway (SH8), located approximately 3.8km north-northeast of the proposed development.
60. Viewpoint 2 shows a similar landscape to that described above.
61. As is described with the previous viewpoint, the significant distance between the site and the viewpoint, the existing houses in front of and to the north east of the Rocky Point site cannot readily be identified with the naked eye. I also note that viewers are unlikely to view from a static point, travelling at 100kph on the highway.
62. Lot 23 is also indicated from this viewpoint, however it will be partially obscured by a ridgeline in front and as such, is likely to only have a portion of the top of the building or roofing visible.
63. At this distance the proposed development, taking into account the scale of structures, their colour and form and the retention of that Kanuka covering, would be very difficult to distinguish and perceive within the wider landscape. Given that, it is considered from this viewpoint the potential adverse effects will be Very Low.

Summary:

Distance to site:3.8 km

Structures on **former** BPs potentially visible from this location: 24, 25, 26, 27, 28, 29, 30

Structures on BPs potentially visible subsequent to amendments following application: 23, 24, 25, 26.

Scale of potential adverse effects: VERY LOW

VIEWPOINT 3 – VIEW FROM TARRAS CROMWELL ROAD SH8 (Attachment K3)

64. Viewpoint 3 (**Attachment K**) from Tarras-Cromwell Highway (SH8), approximately 2.5km north of the proposed development.
65. As above, the bulk of the proposed development will be screened from this view by existing landform. At this distance the proposed development, taking into account the scale of structures, their colour and form and the retention of that Kanuka covering, would be very difficult to distinguish and perceive within the wider landscape. Given that, it is considered from this viewpoint the potential adverse effects will be Very Low. The current level of coherence, naturalness and scenic value of the lower foothills and the Dunstan Mountain Range are retained.

Summary:

Distance to site:2.5 km

Structures on **former** BPs potentially visible from this location: 24, 25, 26, 28, 29, 30

Structures on BPs potentially visible subsequent to amendments following application: 25, 24, 26.

Scale of potential adverse effects: VERY LOW

VIEWPOINT 4 – VIEW FROM TARRAS CROMWELL ROAD SH8 (Attachment K4)

66. Viewpoint 4 (**Refer to Attachment L**) from the Tarras-Cromwell Highway (SH8 approximately 1.2km north of the proposed development. This viewpoint is indicative of partially screened/open views towards the proposals for vehicle users and tourists moving along SH8 from the north.
67. This image shows a similar landscape to that described above in 1 & 2, albeit at a closer distance
68. As above, the bulk of the proposed development will be screened from this view by existing landform. At this distance the proposed development, taking into account the scale of structures, their colour and form and the retention of that Kanuka covering, would be very difficult to distinguish and perceive within the wider landscape. Given that, it is considered from this viewpoint the potential adverse effects will be Very Low. The current level of coherence, naturalness and scenic value of the lower foothills and the Dunstan Mountain Range will be retained.

Summary:

Distance to site:1.2km

Structures on **former** BPs potentially visible from this location: 24, 25, 26, 28, 29, 30

Structures on BPs potentially visible subsequent to amendments following application: 24, 25, 26.

Scale of potential adverse effects: VERY LOW

VIEWPOINT 5 – VIEW FROM BENDIGO STATION HOMESTEAD ENTRY ON SH8 (Attachment K5)

69. Viewpoint 5 from the entrance to the Bendigo Station Homestead off Tarras-Cromwell Highway (SH8) approximately 800m from the northern boundary of the proposed development. At this location, the viewer has passed from the open agricultural landscapes around SH8 and into a more modified landscape in the vicinity of the Bendigo Station homestead, a landscape typified by established enclosing exotic trees and glimpses of agricultural buildings.
70. From this location views of the **previous** proposed development will be restricted to include glimpses of the proposed communal development immediately south of Bendigo Loop Road (approximately 425m), portions of dwellings located on proposed RBPs 29 and 30 (elevated, 510 metres distance) and a dwelling on proposed Lot 33 (390 metres)
71. Following amendments to the proposal, the previously labelled Lots 24, 25, 26 and 30 have been removed with Lot 26 being renumbered to Lot 25 and Lots 28 and 29 being renumbered to lots 24 and 26 respectively. The RBPs for Lots 25 and 26 have been further refined and reduced to follow the underlying topography of the site to reduce earthworks and reduce potential unnecessary removal of Kanuka.
72. Taking into account the modified landscape within which this viewpoint lies, the scale of structures, their colour and form, potential adverse effects are considered to be low. The existing level of coherence, naturalness and scenic value of the landscape will be retained.

Summary:

Distance to site: Varies – see above

Structures on **former** BPs potentially visible from this location: 24, 25, 26, 28, 29

Structures on BPs potentially visible subsequent to amendments following application: 25, 24, 26.

Scale of potential adverse effects: LOW

VIEWPOINT 6 – VIEW FROM CROMWELL – LUGGATE ROAD SH6 (Attachment K6)

73. Viewpoint 6 shows a typical view looking east towards the proposed development from the intersection of Mount Pisa Road and Luggate–Wanaka Highway (SH6) at approximately 2.6km west of the proposed development with the closest potentially visible dwellings being those on proposed Lots 1-9, being that area referred to in this report as the Lake Plateau. From this view some minor glimpses may also be seen (albeit difficult to detect) of future dwellings on RBPs 10 and 20. This photograph typifies views towards the site from this road, with many views from SH6 at greater distance
74. Dwellings on Lots 1-9, being those on the area referred to as the 'Plateau' are potentially the most visible, being a cluster of dwellings on a clear plateau. The proposed design controls, both architectural and landscape, are restrictive, allowing a very limited palette of materials and only Kanuka planting. To that end, that cluster will present itself to distant western views as a continuous mass of dark coloured forms and, taking that and the viewing distance into account, will be reasonably difficult to perceive.
75. The cabins (proposed Lots 11-18) will be hidden within topography and not visible from this view. Dwellings on proposed lots 10 and 19, although potentially visible from these views, will be very difficult

to detect as (along with the controls) they are to be located on small platforms discretely located within surrounding landforms. Interestingly, from these views there are several built dark coloured consented dwellings on slopes above the eastern shore of Lake Dunstan, all of which are very difficult, albeit impossible, to perceive from these distances.

76. It is also noted that none of the proposed dwellings on the site will be visible from SH8, or any of the established legal roads above the State Highway, where it flanks the eastern shores of Lake Dunstan.
77. Following the application, the revised scheme plan has amended the RBPs for Lots 1 – 9 with a reduction of the proposed platform sizes and the adjustment of these platforms to align with the underlying contours of the site. These changes reduced the earthworks required to provide a level platform and further reduced the removal of existing vegetation when compared to the original scheme. Further design controls restricting the maximum height of built form and level of glazing ensures the mass of dark coloured forms is ensured to reduce any perceiving of built form on the hill side. The design controls have also set back glazing from the lake-side elevation to further reduce the likelihood of glare being visible.
78. The revised scheme plan removed former Lots 14 and 27 from the more prominent locations. Lot 20 has been renumbered to lot 19, and has had the RBP refined further to fit within the natural features of the site. The proposed design controls also further restrict the maximum building height of the monopitch roof from 4.0m to 3.8m ensure the low and long form of any built structure.
79. The revised scheme plan has removed lots 23-25 and renumbered Lots 21 – 22 to Lots 22 – 23. These lots have had the RBPs reduced and further shaped to fit with the underlying topography of the site. The design controls imposed on these lots ensures the dark coloured forms are very difficult, albeit impossible, to perceive from these distances
80. Taking the above into account, the current level of coherence, naturalness and scenic value of the lower foothills and Dunstan Mountain Range will be retained.

Summary:

Distance to site: Varies – approximately 2.6km.

Structures on **former** BPs potentially visible from this location: 1 - 9, 14, 20 - 27

Structures on BPs potentially visible subsequent to amendments following application: 1 – 9, 10, 19, 22 - 23

Scale of potential adverse effects: VERY LOW

VIEWPOINT 7 – VIEW FROM LUGGATE - CROMWELL ROAD (Attachment K7)

81. Viewpoint 7 shows the existing view from the intersection of Mount Pisa Road and Luggate–Wanaka Highway (SH6). This viewpoint is located approximately 2.5km west of the proposed development.
82. The viewpoints, description and assessment from this view point reach similar conclusions to those discussed above for Viewpoint 6, with a similar number of structures potentially visible from this location, being structures on proposed Lots 1-9, 10, 12-18, 19, 24+25. Potential adverse effects are mitigated by the contiguous and restrictive design controls, distance of views and the overall integration of structure

into landscape. The matter of cumulative effects is potentially relevant but is mitigated by those measures described above. Put simply, the structure will be very difficult to detect without optical aids.

83. As discussed above, subsequent amendments to the scheme plan have removed former Lots 14, 27 and 30. The revised RBPs for Lots 1 – 9 result in building platforms and dark low and long built form that is more difficult to detect against the boarder context of the Kanuka landscape. The proposed additional Lot 10 is not seen to generate any additional effects given it is consistent with the reduced shaped RBPs of Lots 1 – 9 and is subservient to the same design controls.
84. As with the previous scheme plan, the re-arranged cabins remain potentially visible, however given the proposed scale and materiality of these cabins as well as the relatively undisturbed vegetation around each platform, these are determined to be very difficult to identify against the wider landscape.
85. Taking the above into account, the current level of coherence, naturalness and scenic value of the lower foothills and Dunstan Mountain Range will be retained.

Summary:

Distance to site: Varies – approximately 2.5km.

Structures on **former** BPs potentially visible from this location: 1-9, 10 -19, 14, 27, 28, 30

Structures on BPs potentially visible subsequent to amendments following application: 1 – 10, 12 – 19, 24, 25

Scale of Potential adverse effects: LOW

VIEWPOINT 8 – VIEW FROM LAKE DUNSTAN (Attachment K8)

86. The viewpoint shows a typical view towards the site from the upper end of Lake Dunstan, looking east towards the site. The distance at which the proposed development may be seen from the lake varies but is generally around 1.1-1.3km to the closest proposed RBP. Dwellings on proposed lots 1-7, 10 and 20 are all potentially visible from the surface of Lake Dunstan. With regards to proposed lots 1-7, the same mitigation principles apply as those discussed above. Appropriately clad buildings, at an appropriate scale, within the existing and proposed Kanuka plantings, as proposed, will be difficult to detect from lake views. The same applies to future buildings on proposed lots 10 and 19 however these will be even more difficult to detect as these are on considerably smaller building platforms and smaller and discrete curtilage areas. Lot 19 (formerly 20) has been moved backward and further behind the ridge in front, making it virtually impossible to see.
87. The revised scheme plan has removed Lots 27 and 14. The revised RBPs and design controls for Lots 1 – 7 have further reduced the scale of built form and the impact on the surrounding landscape reducing further any potential effects. The refined building platforms have also resulted in Lots 8 and 9 being largely screened behind topography from this view.
88. Any potential effects on lake viewers / users arising from the proposed development on landscape and visual amenity values will be very low. The current level of coherence, naturalness and scenic value of the lower foothills and wider Dunstan Mountain Range will be retained.

Summary:

Distance to site: Varies – approximately 1.2 – 1.3km, elevated views.

Structures on **former** BPs potentially visible from this location: 1-9, 14, 20, 27

Structures on BPs potentially visible subsequent to amendments following application: 1 – 7

Scale of potential adverse effects: LOW

VIEWPOINT 9 – VIEW FROM BENDIGO LOOP ROAD – SH8 INTERSECTION (Attachment K9)

89. The viewpoint shows a view towards the lower part of the site looking west towards Lots 27-30. The distance at which the proposed development may be seen from this viewpoint is approximately 235 metres to Lot 27 and 400 meters to Lot 30. From this viewpoint no other structures or other proposed lots on the site will be visible. All structures on these lots will be subject to design controls with structures on lots 27-30 subject to the dwelling controls. As described above, the landscape context of this area is one of a modified agricultural landscape.
90. A dwelling on the proposed RBP on proposed Lot 27 will be approximately 250 metres east of an established dwelling located south of the intersection of Bendigo Loop Road and SH8. Another dwelling, with that separation and in that location will not be an unexpected component of this modified landscape.
91. The revised scheme plan has re-arranged the RBPs along Bendigo Loop Road with four RBPs for Lots 27, 28, 29 and Lot 30. The residential lots 27 – 30 have reduced RBPS from those proposed in the initial scheme and have an average spacing of 30m between platforms to retain appropriate spacing between lots in the modified landscape. Any built form on these lots is determined by design controls to retain the 'farm' building vernacular with gabled forms and a restricted material pallet.
92. The proposed building platforms have been arranged to sit back from the edge of Bendigo Loop Road as to not impose any built form near the roadway, retaining a more rural outlook and feel. Proposed native grass planting in front of Lots 27 - 30 help break up the form of development on these lots whilst still preserving the natural 'openness' of the frontage of the site. These additional design changes are not seen to provide any additional adverse landscape effects.
93. The design controls for these building ensures that the built form retains a similar form and materiality to those found both within the site and is in line with other buildings within the broader Bendigo area. While an additional lot has been added, it is not seen to generate any additional effects from those initially proposed.
94. It is noted that the proposed access road has been shaped to follow the topography of the site and does not require the large cuts that are seen on the current landscape.
95. Whilst the future structures will be occupying locations where no structures currently exist the wider landscape values of this landscape differ from the rest of the site and does not display the natural characteristics of the wider site. Any potential effects on views arising from the proposed development on landscape and visual amenity values will be very low. The current level of coherence, naturalness and scenic value of this modified landscape will be retained.

Summary:

Distance to site: Varies – approximately 235 – 400m

Structures on **former** BPs potentially visible from this location: 31-33

Structures on BPs potentially visible subsequent to amendments following application: 27 – 30

Scale of potential adverse effects: LOW

VIEWPOINT 10 – VIEW FROM BENDIGO LOOP ROAD (Attachment K10)

96. The viewpoint shows a view west towards the lower part of the site towards Lots 27-30. The distance at which the proposed development may be seen from this viewpoint is approximately 250 metres to Lot 28. From this viewpoint a dwelling on proposed Lot 27 will not be visible as that sits below existing landform. No other structures on other proposed lots on the site will be visible from this location. The dwelling on the BP on Lot 30 will appear as a 'rural' structure given the specific design controls applied to these lots. These controls steer the architectural outcome to traditional gabled rural forms, similar to those visible further to the east on Bendigo Loop Road, in the cluster of forms within the Bendigo Station homestead cluster. As described earlier, the landscape context of this area is one of a modified agricultural landscape.
97. The revised scheme has rearranged the lots along Bendigo Loop Road, with the proposed Lot 30 being closer to the viewpoint than previously, and Lots 28 and 27 partially visible behind existing topography. As previously stated, it is believed the proposed building platforms and design controls both retain and scale and materiality that is consistent with the modified agricultural landscape.
98. Whilst the future structures will be occupying locations where no structures currently exist the wider landscape values of this landscape differ from the rest of the site and does not display the natural characteristics of the wider site. Any potential effects on views arising from the proposed development on landscape and visual amenity values will be very low. The current level of coherence, naturalness and scenic value of this modified landscape will be retained.

Summary:

Distance to site: Varies – approximately 250m

Structures on BPs potentially visible from this location: 31 & 32

Structures on BPs potentially visible subsequent to amendments following application: 27 – 30

Scale of potential adverse effects: LOW

RESPONSES TO MATTERS RAISED IN THE REPORT OF THE PLANNING OFFICER

99. Having read the report of the Planning Officer, and the addendum report, I noted that there were many matters raised in that initial report in regards to further information required. To avoid any confusion in regard to the intended outcome and amenity of the proposed subdivision, those concerns have been addressed by way of a full review of the Design Controls, undertaken since receiving that report. This has been discussed in full in the descriptions of the proposed development contained in my evidence and

summaries of the amendments undertaken by way of the Design Controls in Appendix A below as well as in the addendum landscape report circulated on 26th of July.

100. I address other concerns raised in the planner's report below:

101. Paragraph 6.14² of the report refers to views from State Highway 8 and Lake Dunstan. As noted earlier in my evidence, a limited number of lots will be viewed from SH8 and at distance (aside from lots 27-30 (former lots 31-33) which occupy a modified landscape which already contains established rural - residential development in that locale) and I am comfortable that the elevated lots potentially viewed from further afield on SH8 will be barely discernible, given the distance viewed and the form, scale and colour of those proposed dwellings.

102. Views from Lake Dunstan and by extension the Lake Dunstan Trail (my **Attachment K8**) will be largely experienced from the central and western portions of the Lake (topography screens the development from the eastern shores), towards the head of the lake. Viewing distances are considerable (1.2km to 1.6km) and I have covered the mitigating factors of distance and low dark buildings earlier in my evidence. From my experience, the context of any proposed development and the Design Controls are foremost when considering potential adverse effects. I consider that, from Lake Dunstan and the Lake Dunstan Trail, taking the above into account, that the dwellings will be barely distinguishable from lake views.

103. Views from the Bendigo Scenic Reserve (my **Attachment K11**) will be experienced from the Bendigo Loop tracks (also known as the Kanuka Loop Track) and accessible vantage points adjacent to the trail. My **Attachment K11** is representative of these views, taken from a small ridgeline approximately 2.0km south-east from the nearest lot (being Lot 25). These views offer a vast panorama containing vineyards, rocky outcrops, gullies and stands of Kanuka distinctive of the wider area, the Clutha River, and the Pisa Range in the background. From this location, only Lot 24 and 25 would be partially visible within this context, with the rest of the development screened by the existing vegetation and landform. From closer locations along the trail, the existing landform and vegetation screen more of the site. When also taking into account the strict design controls, from this distance, any future dwellings on the proposed Lot 24 and 25 will be barely discernible, with any potential adverse effects on visual amenity from this viewpoint being very low.

104. The proposed development will not be visible from the Mt Koina trail which runs between SH8 and the Bendigo Loop track as it is screened behind the existing topography of the site.

105. The planners report asked for further discussion on potential adverse effects on ONL values arising from the proposed development when viewed from public locations. A summary of the most distinctive ONL values is summarised below:

- Legibility and expressiveness of the area's natural landforms and vegetation, being the rocky outcrops, gullies, ridges, knolls, and stands of Kanuka
- Naturalness and sense of remoteness/wildness associated with the landform and vegetation patterns
- Transient values (less apparent than the above) associated with changing colours of open pasture and vegetation (including snowfall) through the seasons and the patterning of light and weather across the topography.

² Central Otago District Council – report of Planning Officer Paras 6.14

- Important views from surrounding public areas towards the ONL (SH 8, SH 6, Lake Dunstan Trail and Lake Dunstan) where the ONL provides an attractive backdrop to Lake Dunstan

106. The areas of proposed development within the ONL have been located to minimise potential visibility from public areas, keep earthworks to a minimum, and to maintain the existing Kanuka. The retention of existing landform patterns and existing Kanuka, along with the proposed design controls, ensures that the proposed development will be sympathetic to the above ONL values. When viewing the ONL from public locations, the legibility and expressiveness of the distinctive landform and vegetation patterns will be maintained, with the wider area remaining an attractive backdrop to Lake Dunstan. Overall, the ONL values will be protected, with any potential adverse effects on ONL values being less than minor.

107. The planners report raises several concerns over height restrictions³ and the measurement of height. I consider that these have now been addressed by way of the attached Design Controls. To that end, all floor levels from which heights are to be measured are set as fixed datums, based on level platforms, with the extent of earthworks shown on the **Attachments**. I consider that the option measuring from natural ground level, over a sloping site, leaves too much open to interpretation and that the rolling height measurement can result in dwellings of varying heights and unexpected height outcomes. A fixed datum on flat land enables certainty in regards to the scale of a proposed structure. I would be unable to undertake a considered landscape assessment relying on natural ground level.

108. Following matters raised in the planner's report, additional mass planting has been incorporated along the frontage of Bendigo Loop Road for Lots 27-30 (**Refer Attachment I**). This planting constitutes a mix of medium shrub species selected from the planting list as described in the design controls (**Appendix A**). The mass planting has been shaped to provide a contiguous planting framework to visually tie together the four lots when viewed from SH6, without compromising the landscape values of the open Bendigo area.

109. My **Attachment M** describes site coverages for each Lot. I note that this has been amended since the application was lodged and I confirm that the site coverage has been lowered on all lots. I have determined those site coverages and heights in response to what I consider, from my experience, that is the appropriate size of a dwelling(s) in each landscape context that enables me to rate the scale of effects as Low (refer my **Appendix B**). In effect this is a design-lead approach to assessment, with the maintenance of the landscape values and amenity driving the recommended outcome.

110. The planners report raises concerns visual effects at night, from lighting. Whilst I agree that lights may be visible at night, I consider that the overall potential adverse effects would be Low. The design controls have been amended to limit the extent of glazing over lake facing and northern facing visible elevations. Realistically, given the scope of the visible landscape panorama that these views are experienced at, the distances from which the proposed development is viewed from and the limits on lighting, any lights would be pinpricks in a vast panorama. It is important to keep the matter of scope of view, scale and distance in perspective when considering night lighting. It is also noted that the Rocky Point Recreation Zone permitted development and that lighting would have been visible from this development.

111. I also note that the planner raised in his report concerns in regards to fire matters: *'Fire breaks are proposed in the fire management plan. It is not clear from the plan where these will be or their required length and width, and the possibility of permanent fire breaks has not been considered by Mr Beale, Mr Lloyd or Mr Baxter in their respective assessments. While I accept that fire breaks are a useful method*

³ Central Otago District Council – report of Planning Officer Paras 6.20

for managing the spread of fire between different areas, I do not consider that their potential ecological and landscape effects have been considered by the application to be satisfied that their effects will be acceptable. Conversely, I cannot be satisfied from the information provided that the management of wildfire will be adequate if the fire breaks are removed from the plan, as that scenario has not been considered by the applicant.'

112. In discussion with the fire consultant, Jamie Cowan, I understand that the wildfire effects are to be managed with sprinklers and vegetation management within the 30m zone from each building. I also understand that the main potential source of firebreak is along the SH6 edge and this has been addressed by way of specific sprinklers.
113. Taking the above into account, the recommended method of fire control will not adversely affect the proposed mitigation planting and the conclusions reached in my evidence in regards to landscape amenity and landscape character remain.

VISIBILITY ASSESSMENT - CONCLUSION

114. The proposed development seeks to subdivide Lots 1 DP 561457 into 30 lots including residential dwelling sites and communal activities within the Rural Resource Area and the Rocky Point Recreation Zone. Portions of the site are within an ONL overlay as shown on **Attachment B** though the majority of RBPs are located within the recreation zone. The proposed development includes building platforms, with crafted design controls that are sympathetic to the existing landform and respecting the character of the receiving environment. It is considered that the application site can absorb the proposed scale of development.
115. The areas of proposed development included within the ONL have been located and designed to minimise visibility from Lake Dunstan in such a way as to retain and protect the existing values attributed to this landscape, as a backdrop to Lake Dunstan. Furthermore, the proposed design control ensures development are sympathetic to the underlying landscape values and will ensure an ongoing high-quality landscape values. I have discussed the fundamentals of distance and low, dark buildings in my evidence and will not repeat that suffice to say that I consider that the proposed structures will be very difficult to detect from the public viewpoints described in this evidence.
116. The proposed development will provide for future development that is appropriate to the area and will result in less adverse landscape effects on the application site or to the wider landscape and Dunstan Mountain Range. The proposed development is seen to be an extension of existing residential and small-scale communal operations along the foothills above Lake Dunstan and along the terrace above Bendigo respectively, albeit with a raft of controls tailored to the site. The proposed development result in a low level of change but will not result in adverse landscape or visual amenity effects that cannot be either avoided or mitigated.
117. As previously outlined, an ONL overlay covers a significant portion of the overall site, with an area located approximately in the centre of the site excluded from the ONL (**refer to Attachment B**) being that part of the site within the Rural Resource Area 2 and subject to the Rocky Point Recreation Zone (Concept Plan in Schedule 19.16). The ONL identifies the elevated areas as a distinctive landform providing a visual backdrop to Lake Dunstan with minimal visible human modification and is perceived as a coherent landscape. It displays a high level of naturalness with large distinctive rocky outcrops and large swathes of Kanuka forest, and overall is of a high level of landscape quality.

118. The proposed development has been designed so the bulk of the proposed development is contained within the development area excluded from the ONL in the Schedule 19.16 Concept Plan (**refer to Attachment A**). Where built development has been proposed to occur within the ONL area, these building platforms have been located to reduce or eliminate adverse effects on views from Lake Dunstan to the site and to maintain and extent the existing cloak of Kanuka. The proposed development is set out to with appropriate design controls that been tailored to minimise the potential visual impact of development against the natural colours and form of the landscape. Prescribed building heights, limited building platforms and site coverage, materiality and roof pitch and colour aid in blending the proposed development with the landscape. Building platforms are to be set down into the landscape and levelled, allowing for the built form to be set into the sloping topography recessed into the landscape. Those building platforms within the ONL will retain the large stone outcrops and have a requirement to replace Kanuka which has been removed for the requirement of construction (**refer to Appendix A**).

119. In summary, given the considered placement of the proposed building platforms within the ONL, the overall low-density scale of the development, and the design controls, the proposed development mitigates or avoids adverse landscape and visual amenity effects on the ONL and therefore protects the values of the ONL overall.

EFFECTS ON LANDSCAPE CHARACTER

120. Referring to the report of the Planning officer, I concur with his statement that *'the bar gets higher in terms of the reduction and mitigation of those buildings.'*⁴, especially those proposed dwellings that are (a) within the development area and are potentially visible from Lake Dunstan and (b) those outside the development area and potentially visible from northern viewpoints looking in to the site.

121. The site sits within a wider landscape that contains both highly natural features and slightly modified landscape elements. The wider landscape character of Bendigo and the lower foothills can be described as a rural character with a viticulture presence. Along Lake Dunstan, the landscape character conveys a rural character, modified by existing and/or consented residential and agricultural development. As the topography rises above Lake Dunstan the character takes on a more natural landscape, with natural vegetation and natural landscape features dominating the landscape however, accessways and transmission lines are still present on the site.

122. In regards to those buildings potentially visible from Lake Dunstan that are located within the development area, under the revised scheme plan being proposed Lots 1-10, I consider that the design response, expressed by way of location, design and design controls has lifted the bar and responded accordingly to the landscape values. The proposed building platforms avoid any development near or on the character features of this natural landscape, such as the large rocky knolls and densely vegetated gullies. The required implementation of design controls also requires the restitution of removed Kanuka. Design controls over bulk and location of the proposed building platforms will maintain the scale, height, and materiality of buildings to an appropriate form consistent with the materiality anticipated within this landscape. When compared to the wider landscape, which contains modified elements including other residential developments, the scale and distribution of the proposed development will deliver a level of change that can be absorbed by this landscape. I also consider that, as I have expressed earlier in my

⁴ Central Otago District Council – report of Planning Officer Paras 6.27

evidence, that the proposed lots potentially visible from Lake Dunstan, will be reasonably difficult to see or detect by eye, given the unique design characteristics of those dwellings

123. The proposed development introduces a low level of change into the landscape character at the wider macro scale acknowledging that, at the micro scale there will be pockets of substantial change such as in the locale of proposed Lots 1-10, however this is somewhat anticipated as it is within the Rocky Point Recreation Zone. The bulk, location, and scale of the development in combination with the proposed design controls will avoid and mitigate any adverse effects on the overall macro landscape character, being that visible panorama. The proposal changes portions of the environment but will not degrade the quality of the surrounding environment, with the scale of the development appearing as a logical extension of existing residential development to the south, which is successfully visually absorbed into the landscape.

EFFECTS ON LANDSCAPE AMENITY

124. The application site has a significant level of amenity providing a natural landscape backdrop to Lake Dunstan and the landscapes of the Clutha Valley and environs. The unique scale, form and topography of the higher areas of the site enable the proposed development to be visually absorbed into this landscape, avoiding the lower more visible lower slopes of the Dunstan Range foothills. A large portion of the development is to be located within the centre of the site, where the level of change on the amenity and landscape character will not be evident from wider views.

125. The proposed design controls restrict the bulk, location, form, and materiality of development within the site and promote a contiguous character. The design controls ensure that development is highly sympathetic to the landscape and consistent with the local vernacular, enabling a high visual absorption capability. The proposed residential building platforms at the entrance to the site off Bendigo Loop Road are located adjacent to a landscape that is already modified and will be perceived as an extension to the cluster of existing development at the intersection of Bendigo Loop Road and SH8.

126. Although the site has a high level of amenity when viewed from Lake Dunstan and the flats of Bendigo, the proposed development will complement the character and quality of the application site and surroundings and will be difficult to perceive from wider views. Overall, the proposal will be perceived as a low level of change on landscape amenity with low adverse effects.

SUMMARY OF LANDSCAPE EFFECTS

127. The proposed development will generate a low level of change on the landscape character and amenity of the site. The proposed bulk and location of building platforms and prescriptive design controls will avoid and mitigate any potential adverse effects development would have on the natural character and amenity values. With regard to the ONL, the extent of effects to the outstanding natural landscape character is assessed to be very low. The overall level of change is seen to be very low and the proposed development will create less than minor effects on the values of the ONL, and those values will be protected.

128. In summary, the proposed development occupies a site that is still largely a 'natural' landscape, between a highly modified landscape to the east (Chinaman's Terrace viticulture) and the modified landscape south of the site, parallel to Lake Dunstan. The proposed development acknowledges the inherent naturalness of the site and has been crafted to retain this overriding natural character, preserving the existing pivotable location of the site.

129. The existing Rocky Point Recreation Zone boundary appears to loosely follow the valleys and terraces in the upper elevations of the site without specifically following topography. The bulk of the proposed development is located within the Rocky Point Recreation Zone and some components of the proposed development fall outside of that zone boundary. However, there are parts of the landscape within the zone that would be appropriate for development where development is not proposed. It is considered that, taking the overall landscape character into account, within and outside the Rocky Point Recreation Zone, the ONL values of the site will still be retained and protected.

Objectives and Policies – assessment

Objective 4.3.2 – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To protect the District's outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.

130. Response: As discussed in my evidence and taking into account the location of the Rocky Point Recreation Zone, and the development proposed, any potential adverse effects will be low and less than minor, and the development is appropriate in the ONL. The values of the ONL overall will be protected, and the objective is achieved by the proposal. This is further addressed in the policies below.

Objective 4.3.3 – Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

131. Response: The rural amenity values will be maintained by the proposal. The open natural character of the hills and ranges will be maintained, taking into account the configuration of development anticipated within the Rocky Point Recreation Zone and the rigour of the proposed design controls.

132. 4.4.1 Policy - *Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area. To recognise the District's outstanding natural landscapes and outstanding natural features and land in the Upper Manorburn / Lake Onslow Landscape Management Area which:*

- (a) Are unique to the district, region or New Zealand; or*
- (b) Are representative of a particular landform or land cover occurring in the Central Otago District or of the collective characteristics and features which give the District its particular character; or*
- (c) Represent areas of cultural or historic significance in the district, region or New Zealand; or*
- (d) Contain visually or scientifically outstanding geological features; or*
- (e) Have characteristics of cultural, historical and spiritual value that are significant to Kai Tahu ki Otago;*
- (f) Have high natural character values and high landscape quality that can be distinguished from the general landscapes of the Central Otago District and provide protection for them from inappropriate subdivision, use and development.*

133. Response: Whilst the majority of the proposed development occurs within the Rocky Point Recreation Zone, which is the same area excluded from the ONL, proposed development to the north including Lots 24-30 are within the ONL while Lots 20 – 21 are partially contained within ONL exclusion. The area is recognised for its outstanding landscape values as a backdrop to Lake Dunstan and its unique rocky outcrops and Kanuka-covered slopes. The proposed development responds to the existing landscape character values and high-quality landscape by locating and distributing building platforms away from visually significant features reducing the overall visual impact of development. Building platforms avoid areas of high visual significance, such as rocky outcrops, and dense areas of existing Kanuka vegetation, especially when viewed from Lake Dunstan. Additionally, the provision of prescriptive design controls ensures that built form, and materiality will be sympathetic to the existing landscape topography ensuring that development sits as part of the landscape.

134. 4.4.2 Policy – *Landscape and Amenity Values To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:*

- (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*
- (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*
- (c) The ability to adequately dispose of effluent on site,*
- (d) Controlling the generation of noise in backcountry areas,*
- (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,*
- (f) Controlling the spread of wilding trees.*
- (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces*

135. Response: The proposed development has carefully considered the location of building platforms and structures and has resolved the densities of the development to avoid locating near highly sensitive areas such as natural features or skylines. Development has been avoided in highly prominent areas including natural features and skylines while prescriptive design controls ensure that built form, bulk and location, and materiality of development are highly sympathetic to the existing character and amenity values of the site. Furthermore, the proposed design controls ensure the vernacular of architecture seen along the foothills above Lake Dunstan is continued into the proposed development, albeit with far more prescriptive and restrictive design controls that that along existing development to the south. The proposed design controls have strict requirements over vegetation planting to ensure the existing landscape, natural features, and ecological values are all respected. Additionally, the proposed development incorporates public access walking tracks connected to a publicly accessible carpark, which provides access to key viewpoints within the site, not previously accessible to the public. This access also provides the opportunity for interpretative signage to engage in both the cultural and ecological history of the site. The development incorporates areas of existing natural features into a wider open space network.

136. 4.4.8 Policy – *Adverse Effects on the Amenity Values of Neighbouring Properties To ensure that the effects associated with some activities including (but not limited to):*

- (a) Noise (including noise associated with traffic generation, night time operations), and vibration,*

- (b) *The generation of a high level of traffic, in particular heavy vehicles,*
- (c) *Glare, particularly from building finish,*
- (d) *A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the application site,*
- (e) *The generation of odour, dust, wastes and hazardous substances, and*
- (f) *The use and/or storage of hazardous goods or substances do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.*

137. Response: The proposal includes design controls that prescribe materials and reflectivity rates that reduce any adverse effects on neighbouring properties to an acceptable level.

138.4.4.10 Policy – Rural Subdivision and Development *To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:*

- (a) *The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*
- (b) *The natural character and values of the District’s wetlands, lakes, rivers and their margins,*
- (c) *The production and amenity values of neighbouring properties,*
- (d) *The safety and efficiency of the roading network,*
- (e) *The loss of soils with special qualities,*
- (f) *The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,*
- (g) *The heritage and cultural values of the District,*
- (h) *The water quality of the District’s surface and groundwater resources, and*
- (i) *Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.*

139. Response: The proposal will avoid adverse effects on the existing amenity values of the rural environment by the careful location of all building platforms and access ways. Prescriptive design controls on development form, bulk, location, and materiality will avoid and mitigate any adverse effects of development on amenity values. The proposed design controls have strict requirements surrounding the reestablishment and protection of Kanuka planting surrounding the proposed development. This is particularly relevant to the areas of the proposed development that occur within the ONL.

CONCLUSION

140. The proposed subdivision avoids adverse effects on the existing amenity values of the rural environment by careful location of all building residential and communal platforms and access ways. The development is predominantly located within the Rocky Point Recreation Zone within which clustered housing and travellers’ accommodation is anticipated by the District Plan. Prescriptive design controls on development form, bulk, location, and materiality avoid and mitigate any adverse effects of development on rural character and amenity values. Furthermore, the proposed design controls have strict requirements surrounding the reestablishment and protection of Kanuka planting surrounding the proposed development. Through these measures the proposed design will have low adverse effects on landscape character and will ensure protection of landscape values.

141. Following submitter feedback, a revised scheme plan and design controls document has further brought in greater controls over the location and sizes of building platforms, and receded heights further of built form in visually sensitive areas. Public access to the site has also been provided to key viewpoints over Lake Dunstan and the Pisa Range where there was not possible previously.
142. The revised scheme plan has reduced the number of visible lots across most key viewpoints looking towards the site from sensitive locations. The proposed scheme plan has also reduced the number of lots built within the ONL and in visually sensitive areas.
143. Where development is visible along Bendigo Loop Road, this development occurs within a tight cluster of existing development adjacent to the Bendigo Station Homestead and other existing established residential properties and does not occur on an area of the site which displays the natural characteristics of the wider site.
144. The areas of proposed development within the ONL have been located to minimise potential visibility from Lake Dunstan in such a way as to retain the existing values attributed to this area as a backdrop to Lake Dunstan. Furthermore, the proposed design controls ensure development are sympathetic to the underlying landscape values and safeguards high-quality landscape outcomes. Overall the values of the ONL will be protected, and the development proposed within the ONL is appropriate.
145. Any potential adverse cumulative effects will be low to negligible due to the careful placement of building platforms and associated access ways in combination with the architectural and landscape design controls to apply to all lots.
146. It is further noted that the proposed vegetation management plan will be subject to a conservation covenant ensure that a large portion of the existing site including vegetation is preserved. The ongoing protection of this vegetation greatly contributes to ensuring the maintaining and protection of existing landscape character values.
147. Overall, I find that there is a Low level of adverse effects on landscape and visual amenity values.

Appendix A

ARCHITECTURE AND LANDSCAPE DESIGN CONTROLS

TKO Properties – Bendigo - Rocky Point JULY 2024

A. ARCHITECTURAL DESIGN CONTROLS

A1. KEY OBJECTIVES

The objectives of the following architectural controls seek to achieve a high-quality architectural design complementary to the Rocky Point character of the site, ensuring that the dwellings are:

- At an appropriate scale to the surrounding landscape character of the wider Bendigo Mountain Range,
- At a scale that can be visually absorbed into the wider landscapes texture and pattern, with appropriate landscaping without compromising landscape character
- A balanced composition of solid, void and glazed openings,
- Clad in visually recessive wall and roof materials,
- Finished in selected colours that are complementary with the dark hues and saturation found naturally in the surrounding landscape.
- Maintaining the landscape values of the land as referred to in the “Application for exchange of property rights” submitted to the Commissioner of Crown Lands

A2. SITE COVERAGE

Objective: To ensure the Rocky Point landscape character and values are maintained by promoting an appropriate ratio of open space and dwelling scale.

Controls:

- (a) All dwellings and garage are to be contained within the prescribed Residential Building Platforms (RBP) and together shall not exceed the site coverages set out below for each lot (refer schedule **Baxter Design Plan 4371-SK129**)

Lot 1	RBP 400m ²	55% site coverage	(220m ² maximum)
Lot 2	RBP 450m ²	49% site coverage	(220m ² maximum)
Lot 3	RBP 450m ²	49% site coverage	(220m ² maximum)
Lot 4	RBP 421m ²	52% site coverage	(220m ² maximum)

Lot 5	RBP 393m ²	56% site coverage	(220m ² maximum)
Lot 6	RBP 392m ²	56% site coverage	(220m ² maximum)
Lot 7	RBP 400m ²	55% site coverage	(220m ² maximum)
Lot 8	RBP 360m ²	55% site coverage	(200m ² maximum)
Lot 9	RBP 373m ²	54% site coverage	(200m ² maximum)
Lot 10	RBP 278m ²	54% site coverage	(150m ² maximum)
Lots 11-18	RBP 84m ²	100% site coverage	(84m ² maximum)
Lot 19	RBP 272m ²	91% site coverage	(250m ² maximum)
Lot 20	RBP 395m ²	63% site coverage	(250m ² maximum)
Lot 21	RBP 250m ²	49% site coverage	(250m ² maximum)
Lot 22	RBP 400m ²	63% site coverage	(250m ² maximum)
Lot 23	RBP 385m ²	65% site coverage	(250m ² maximum)
Lot 24	RBP 499m ²	50% site coverage	(250m ² maximum)
Lot 25	RBP 332m ²	66% site coverage	(220m ² maximum)
Lot 26	RBP 465m ²	56% site coverage	(260m ² maximum)
Lot 27	RBP 641m ²	55% site coverage	(350m ² maximum)
Lot 28	RBP 575m ²	61% site coverage	(350m ² maximum)
Lot 29	RBP 611m ²	57% site coverage	(350m ² maximum)
Lot 30	RBP 748m ²	47% site coverage	(350m ² maximum)

Reason for the above controls: The residential building platform and site coverage have been tailored to respond to the landscape sensitivity issues of each lot. Providing smaller platforms with prescribed site coverages reflects those lots which have a higher potential for visibility.

A3. BUILDING FORM, ROOF AND HEIGHT CONTROLS

Objective: To reduce the visual scale of the dwelling in the surrounding environment.

Controls:

(a) **Lots 1-10, 25 and 26:**

All buildings on these lots shall be in monopitch ('flat') forms only to follow the natural grade of the Rocky Point landscape forms. The 'downhill' elevation (being that facing towards the primary view or drop in elevation) shall be a maximum of 3m high in height sloping back up continuous to a maximum height of 3.8 metres. Refer to plans **Baxter Design Plan SK130, SK132, and SK133** for roof slope indication.

Reason for the above controls: Buildings on these lots are potential more visible from a wider field of distant viewpoints and these controls respond accordingly by reducing the potential visual acuity of any built form.

(b) **Lots 11-18:**

These are standalone small 'cabin' lots with footprints of 84m². Buildings on these lots are permitted to 5.5m in height with single gabled roof forms between 20 and 35 degrees only. No hip roofs are permitted. All structures on lots 11-18 shall be constructed on timber piles with the piles not to exceed 1200mm in height.

Reason for the above controls: Buildings on these lots are located within a small and visually discrete 'valley' and are screened from the wider field of distant viewpoints. The intention of these controls is to create a small cluster of 'cabins'.

(c) **Lot 19-23:**

All buildings on these lots shall not exceed 4.5m in height. All dwellings on these lots shall have a gable roof only. A break in the gable (flat roof) is permitted up to 3m in height.

Reason for the above controls: Buildings on these lots are located within more visually discrete areas and are generally screened from the wider field of distant viewpoints, as such, the design controls respond accordingly.

(d) **Lot 24:**

This communal / commercial building shall impart the amenity of a typical farm building. A building on this lot shall not exceed 4.5m in height. The roof shall be gabled in form between 20-25 degrees, with the gable running west to east along the building form. A break in the gable (flat roof) is permitted up to 3m in height.

Reason for the above controls: The scale and form of a building on this lot is intended to impart the amenity of a typical farm building.

(e) **Lots 27-30:**

All buildings on these lots shall not exceed 5.0m in height. All dwellings on these lots shall have a gable roof form. A break in the gable (flat roof) is permitted up to 3m in height.

Reason for the above controls: These lots are on a lower elevation and these controls ensure the scale and form of buildings on these lots respond to the context of the Bendigo area.

General Notes; Building form, roof and heights

- (a) The datums are specified for each dwelling on a level RBP (excluding Lots 11-18). Building heights are determined from those specified datums. No buildings shall exceed the specified heights by way of excavation below the specified datums.
- (b) Flat connections are permitted between gabled and monopitch building forms. Any flat connections are to be level with to or below gutter levels. Flat connections shall be at 3m high and not exceed 15% of the buildings footprint. All windows on the lower elevation (the 'view' elevation shall be either recessed 1m back from the building edge or the roofline shall extend 1.5m past the windows.
- (c) All roof colours should have an LRV of less than 27%. Roof materials shall be restricted to one material from the listed materials only.
- (d) Each building platform has a specified R.L. datum as set out on the schedule **SK129** with maximum heights for dwellings on each RBP noted.
- (e) Verandahs and eaves are permitted to extend up to 2.75m on elevations orientated towards Lake Dunstan and the north outside of the RBP and are encouraged on Lots 1-10, 25 and 26.
- (f) Decks are permitted on the 'cabin' lots 11-18 and may extend up to 2.5m outside of the RBP's on those lots and shall not exceed 25m² in area.
- (g) Decks can extend 2.5m past the RBP on all other lots.

A4. ROOF MATERIAL + EXTERNAL WALL CLADDING

Objective: To ensure an appropriate range of materials, which complement the natural characteristics of the environment and are recessive within the landscape.

Controls:

(a) Lots 1-10, 25 and 26

Roof Material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar

Wall claddings: Exterior wall materials shall be restricted to the following materials only:

- **Natural timber cladding**, left to weather or in a clear 'natural' stain,
- **Stained timber cladding**, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain,
- **Corrugated Iron cladding**, in colorsteel 'Flaxpod' or similar

- **Steel tray cladding** in Colorsteel 'Flaxpod' or similar, to match roof finish,
- **Concrete**, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive,
- **Locally sourced schist stone**, laid horizontally with dark tinted mortar/grout
- **Steel sheet cladding**, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting

Reason for the above controls: To promote a contiguous pattern of similarly dark coloured dwellings.

(b) Lots 11-18:

Roof material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar

Wall claddings: Exterior wall materials shall be restricted to the following materials only:

- Horizontal rusticated weatherboard left to weather or in a clear 'natural' stain or in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain.

Reason for the above controls: To promote a contiguous pattern of similar 'Cabins' on these lots.

(c) Lots 19-23

Roof Material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar

Wall claddings: Exterior wall materials shall be restricted to the following materials only:

- **Natural timber cladding**, left to weather or in a clear 'natural' stain,
- **Stained timber cladding**, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain,
- **Corrugated Iron cladding**, in colorsteel 'Flaxpod' or similar
- **Steel tray cladding** in Colorsteel 'Flaxpod' or similar, to match roof finish.
- **Concrete**, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive,
- **Locally sourced schist stone**, laid horizontally with dark tinted mortar/grout
- **Steel sheet cladding**, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting

Reason for the above controls: To promote a contiguous pattern of similarly dark coloured dwellings.

(d) Lot 24

Roof and Wall claddings: A building on this lot is to be clad in locally sourced schist stone stacked horizontally' or aged uncoloured corrugated iron or a combination of both.

Reason for the above controls: The scale and form of a building on this lot is intended to be 'long and low' from northern views imparting the amenity of a typical farm woolshed building.

(e) Lots 27-30

Roof Material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar or in aged corrugated iron

Wall claddings: Exterior wall materials shall be restricted to the following materials only:

- **Natural timber cladding**, left to weather or in a clear 'natural' stain,
- **Stained timber cladding**, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain,
- **Corrugated Iron cladding**, in colorsteel 'Flaxpod' or similar
- **Steel tray cladding** in Colorsteel 'Flaxpod' or similar, to match roof finish.,
- **Concrete**, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive,
- **Locally sourced schist stone**, laid horizontally with dark tinted mortar/grout.
- **Steel sheet cladding**, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting

General Notes; Joinery, Gutters and Downpipes

- (a) For steel and aluminium joinery all window and door joinery, gutters and downpipes shall be coloured to match the roof and exterior wall cladding. Timber window and door joinery is permitted on all buildings. No galvanized finishes are permitted.
- (b) 'The Woolshed' is to be clad in locally sourced schist stone stacked horizontally' or aged uncoloured corrugated iron. Timber barge boards are permitted

A.5 WINDOW AND GLAZING

Objective: To control glazing percentage of each elevation and mitigate potential reflectivity and cumulative light spill form all distant viewpoints.

Controls:

(a) Lots 1-10, 25 and 26:

Glazing on all 'view' elevations (being the elevations facing wider views, generally on elevations of 3 metres high), shall be restricted to 60% of that elevation, the rest of the elevation to be solid and clad as specified above

Reason for the above control: Dwellings on these lots are potentially more visible from a wider field of distant viewpoints and these controls are intended to limit visible light spill.

(b) **Lots 11-18:**

Glazing is permitted on all elevations and shall not exceed 50% of the total wall area (all elevations combined)

Reason for the above control: These 'cabins' are visually discrete and light spill is visually contained within landform.

(b) **Lots 19-23:**

Glazing on all northern elevations (being the elevations facing wider views) shall be restricted to 75% of that elevation. Overall, glazing shall not exceed a maximum of 50% of all elevations combined.

Reason for the above control: Dwellings on these lots are less visible from a wider field of distant viewpoints and these controls aim to limit the potential of visible light spill.

(c) **Lot 24:**

Glazing on the northern elevation of this building shall not exceed 50% of that elevation

Reason for the above control: A building on this lot is potentially visible from a wide field of distant viewpoints and these controls are intended to limit visible light spill and reflectivity from those viewpoints.

(d) **Lots 27-30**

Glazing shall not exceed a maximum of 50% of all elevations combined.

Reason for the above control: The 3 dwellings on Lots 27-29 are at a low elevation with very limited visibility from wider views.

General Notes; Windows and Glazing

- (a) All glazing shall be non-reflective.
- (b) Glazing is to be recessed into any elevation by a minimum of 250mm

B. LANDSCAPE DESIGN CONTROLS

B1. KEY OBJECTIVES

The objectives of the following landscape controls are to ensure that the designed landscape will:

- Maintain the existing scale of vegetative cover visible from all from wider viewpoints,
- Prescribe landscape treatments that will ensure the designed 'domestic' landscape is in character with the existing Rocky Point landscape character.
- Preserve the Kanuka landscape present along the slopes of Rocky Point

B2. CURTILAGE AREAS

Objective: To ensure that minimal structures are visible from outside of the site and to avoid any spread of visible domestic clutter.

Controls:

- (a) All buildings, structures, fixed clothes lines, play equipment, sculptures or any other items associated with domesticated landscaping and structures are to be located within the curtilage areas and out of locations where they may be visible from wider views,
- (b) Small structures that are permitted in the curtilage areas may not exceed 5m² in footprint size or 2.5m in height (garden sheds by way of example). These structures shall be clad in a recessive colour with LRV less than 25%.
- (c) No garden art or sculptures beyond the curtilage areas are permitted.

B3. PLANTING

Objective: To ensure that any planting integrates into the existing context and landscape patterns.

Controls:

- (a) Where not prohibited by fire management requirements, only Kanuka shall be utilised for the purposes of tree or shrub planting
- (b) Where not prohibited by fire management requirements, all tree planting (kanuka) shall be planted and maintained by the lot owner. Any deceased kanuka shall be replaced and planted by the lot owner during the planting season immediately following their loss.
- (c) Any existing Kanuka that is removed (not including those removed for fire management) is to be replaced within the lot boundary where permitted by fire management.
- (d) Herb and garden planting is permitted is permitted with 5m of the dwelling and shall not exceed 1m in height or 30m² in area.
- (e) All areas outside the curtilage areas shall be maintained in its existing state, retaining existing Kanuka planting where permitted by fire management.
- (f) Outside of Kanuka, a mixture of dryland species can also be planted to aid in preventing ecological fragmentation. These species are limited to those below:
 - i. *Corokia cotoneaster* Korokia
 - ii. *Olearia lineata*
 - iii. *Olearia odorata*
 - iv. *Coprosma propinqua*
 - v. *Coprosma crassifolia*
 - vi. *Coprosma virescens*

- vii. *Ozothamnus vauvilliersii* Mountain cottonwood
 - viii. *Meuhlenbeckia axillaris*
- (g) All noxious weeds within lots shall be controlled by lot owner.

B4. FENCING AND GATES

Objectives:

- Reduce the level of manmade shapes and structures in the natural environment of Rocky Point.

Controls:

- (a) No fencing materials outside the curtilage area are permitted
- (b) Fencing within the curtilage area is restricted to 1m high post and wire fencing only for the purpose of containing pets and for rabbit proofing.
- (c) Any gate or feature wall shall be 1.0m high only, unless required for retaining. Materials will be limited to the following:
 - Timber left to weather naturally
 - Locally sourced schist stone, laid horizontally,
 - Mild steel left to weather.
 - A combination of the above

B5. EARTHWORKS, DRIVEWAY AND PARKING

Objectives:

- To ensure surface materials are complimentary with the surrounding landscape.

Controls:

- (a) Vehicle courtyards are restricted to gravel or exposed aggregate only.
- (b) Driveways shall be in gravels only

B6. EXTERNAL LIGHTING

Objectives:

- Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and reduce potential for night time light pollution

Controls:

- (a) Any external lighting shall be restricted to down lighting only and no higher than 1.2m.
- (b) Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.
- (c) Lighting shall align to the 5 Five Principles for Responsible Outdoor Lighting from the International Dark-Sky Association.

B7. UTILITIES AND EXTERIOR SERVICE AREAS

Objectives:

- To appropriately screen exterior services.

Controls:

- (a) Air conditioning units, meters or any other electronic units relating to the house shall be painted to match house cladding or screened with planting.
- (b) No air conditioning units, heat pumps etc or other units of any kind are permitted to be mounted on the roof.
- (c) All site utilities such as gas supply, electrical supply, storm water piping, foul sewer, and telecommunications, shall be underground or contained within the building structure.
- (d) All water tanks shall be located within the curtilage areas, be buried underground a minimum of 60%, fully screened by planting and shall be in dark colours.

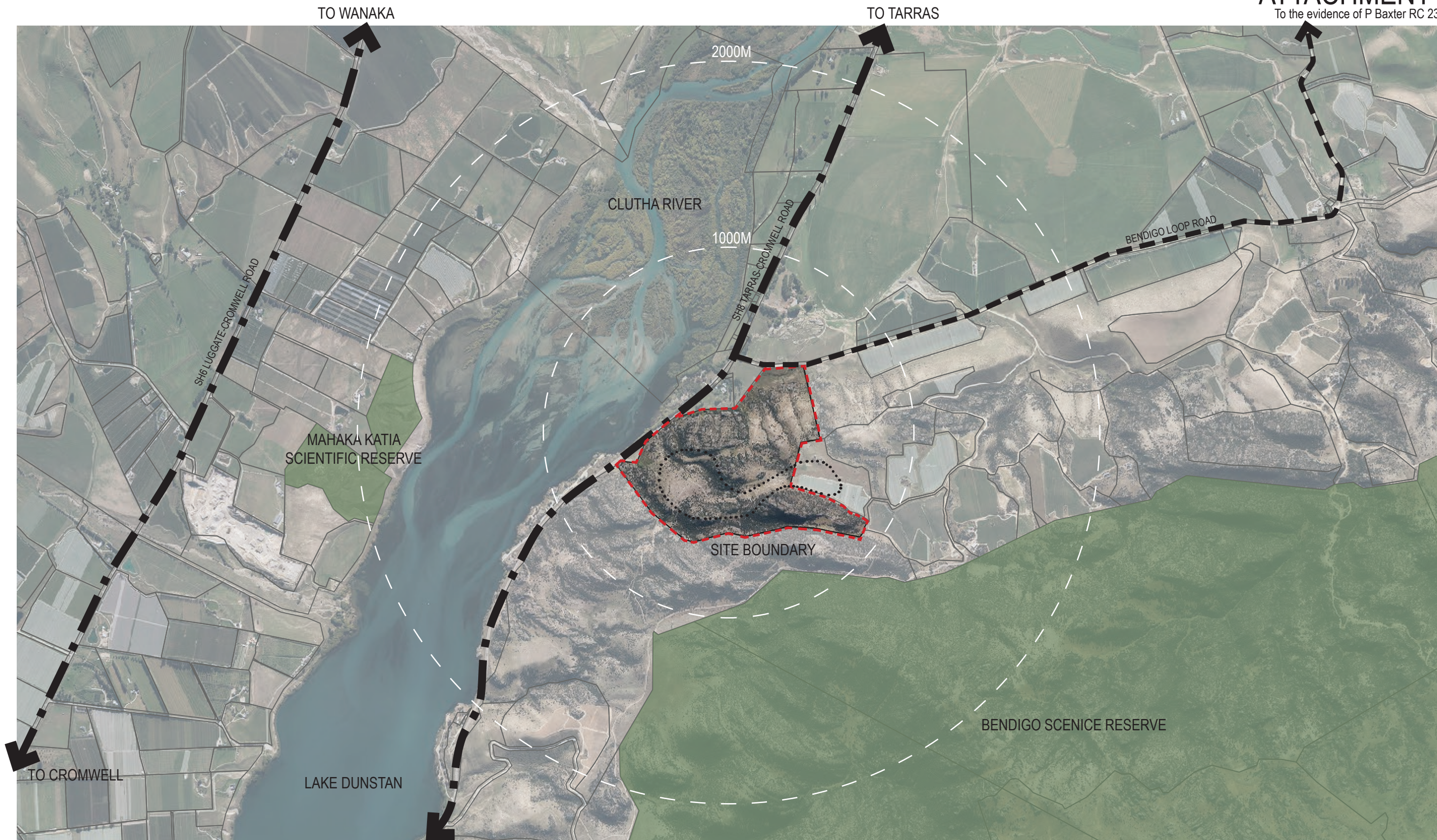
APPENDIX B – NZILA SCALE OF EFFECTS

Adverse Visual Effects Rating Scale	
Effect Rating	Use and Definition
Very High	Total loss of key elements / features / characteristics, i.e. amounts to a very significant negative change in visual amenity.
High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development visual amenity remains and amounts to a significant negative change in visual amenity values. Concise Oxford English Dictionary Definition High: adjective - Great in amount, value, size, or intensity.
Moderate - High	Modifications of several key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but is changed. Concise Oxford English Dictionary Definition Moderate: adjective - average in amount, intensity, quality or degree
Moderate - Low	Small loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not uncharacteristic within the visual environment and do not disturb the pre development visual amenity.
Low	Very little material loss of or modification to key elements / features / characteristics. i.e. new elements integrate seamlessly into the pre-development visual environment. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity.
Very Low	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. visual influence of new elements is barely discernible.

For the purposes of notification determination, an adverse effects rating of Moderate- Low corresponds to a 'minor' adverse effects rating.

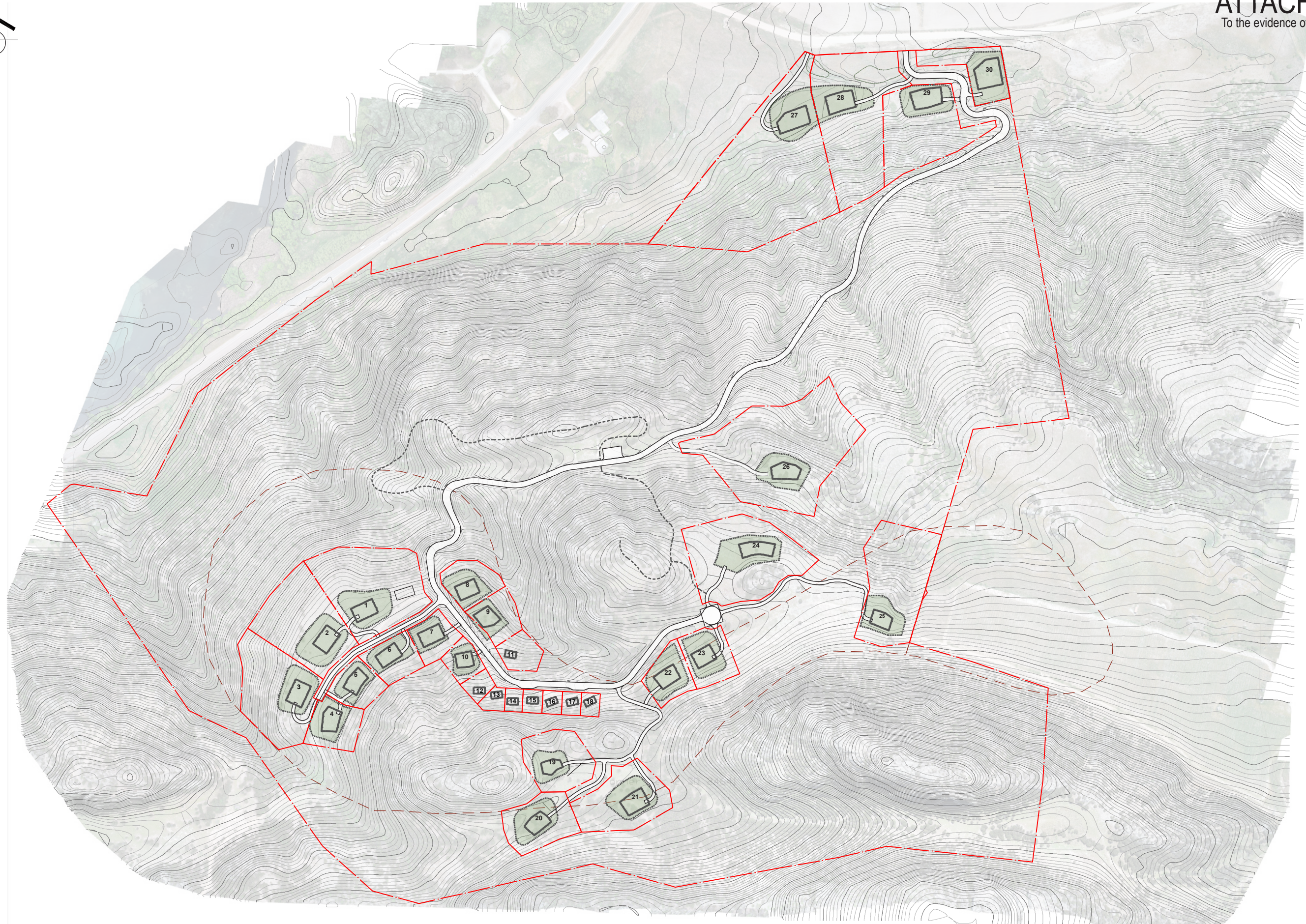
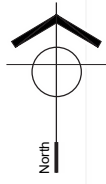
An adverse effects rating of 'Low' or 'Very Low' corresponds to a 'less than minor' adverse effects rating.

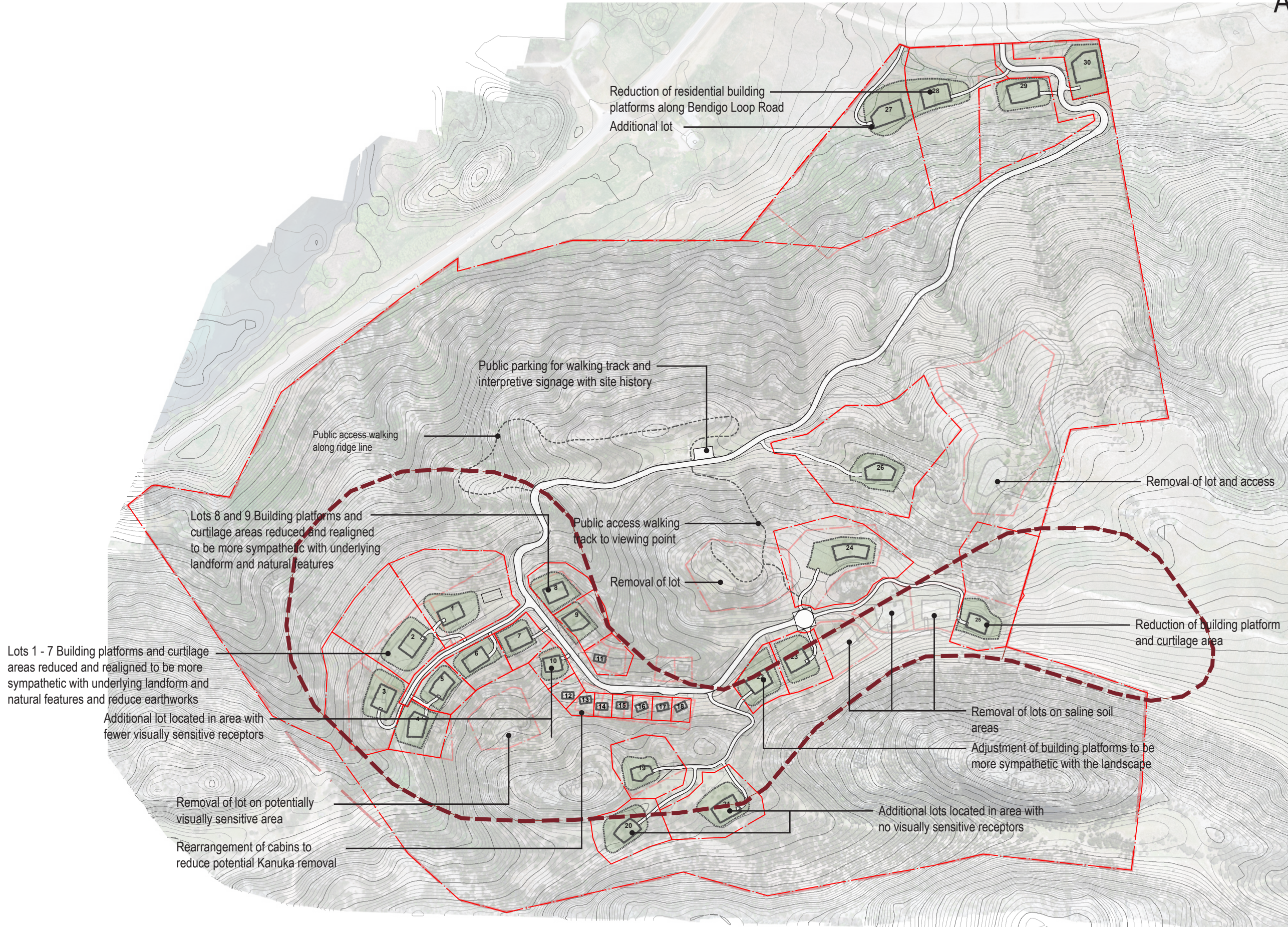
NB. These rating scales apply to adverse effects, not to positive effects.

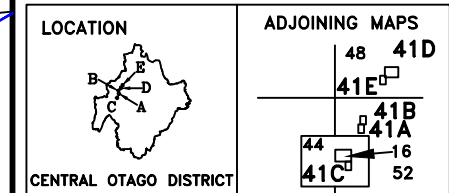
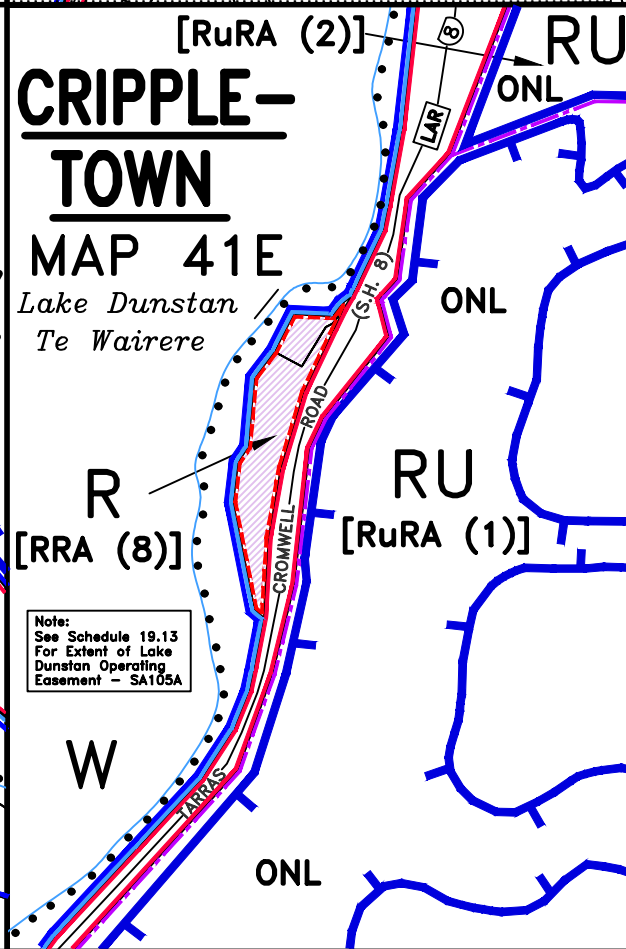
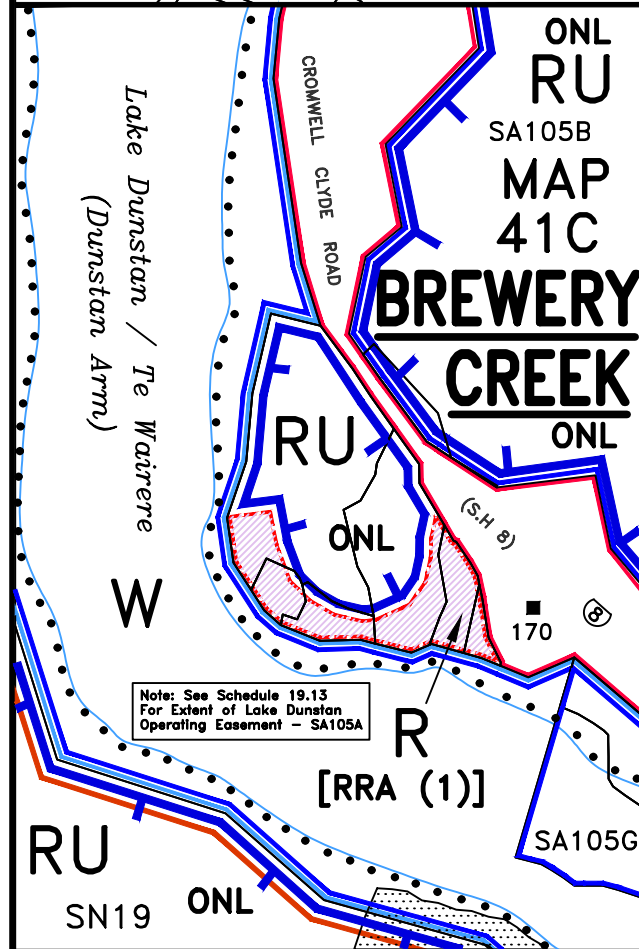
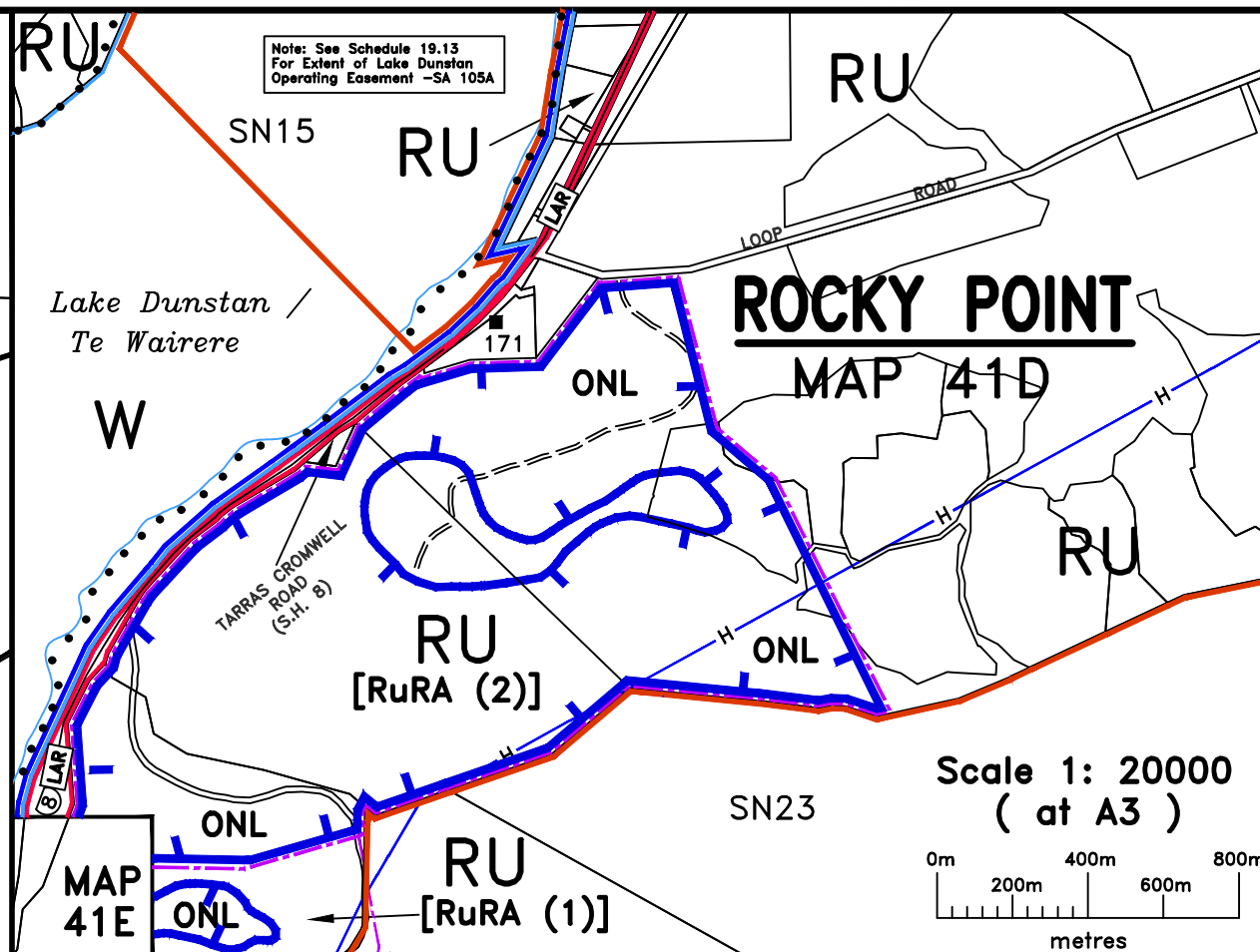
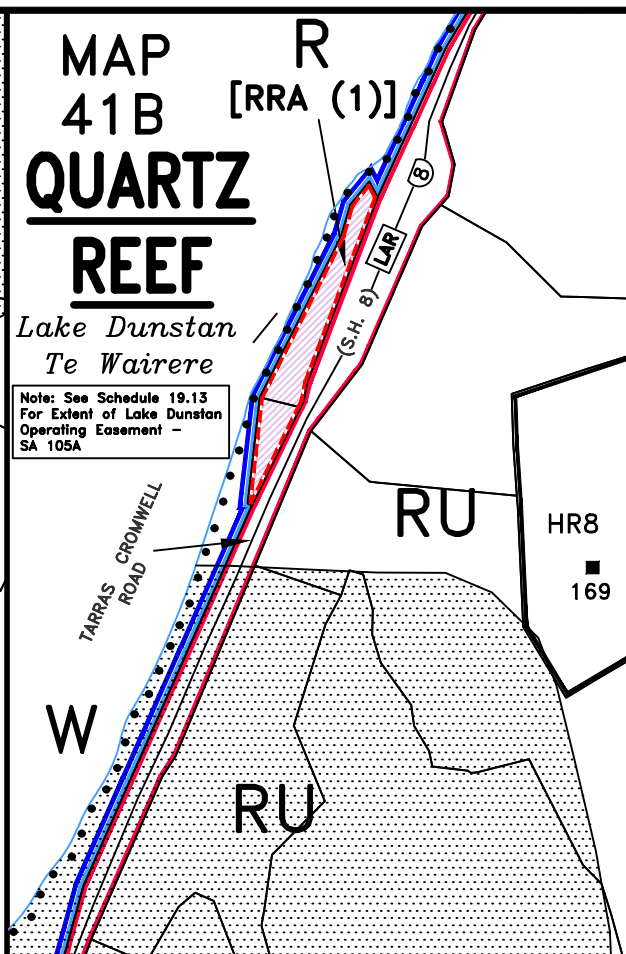
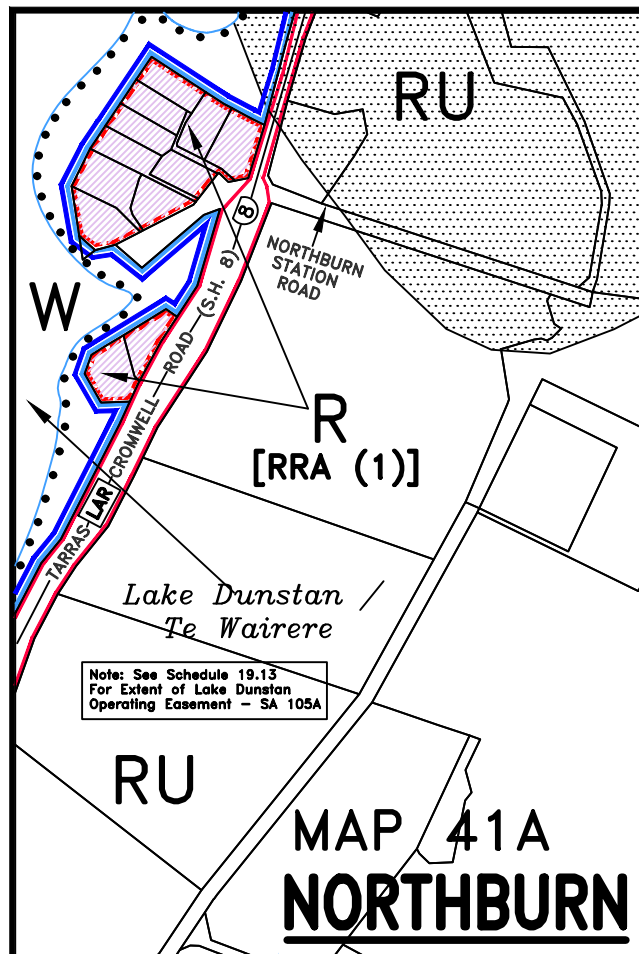


INDICATIVE ONLY

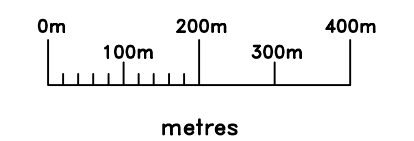








Scale 1: 10000
(at A3)



Northpoint Vertical

See LEGEND for key to map notations

Amended: 15 July 2013

Publicly Notified : 18 July 1998

Amended by Decisions : 1 July 2000

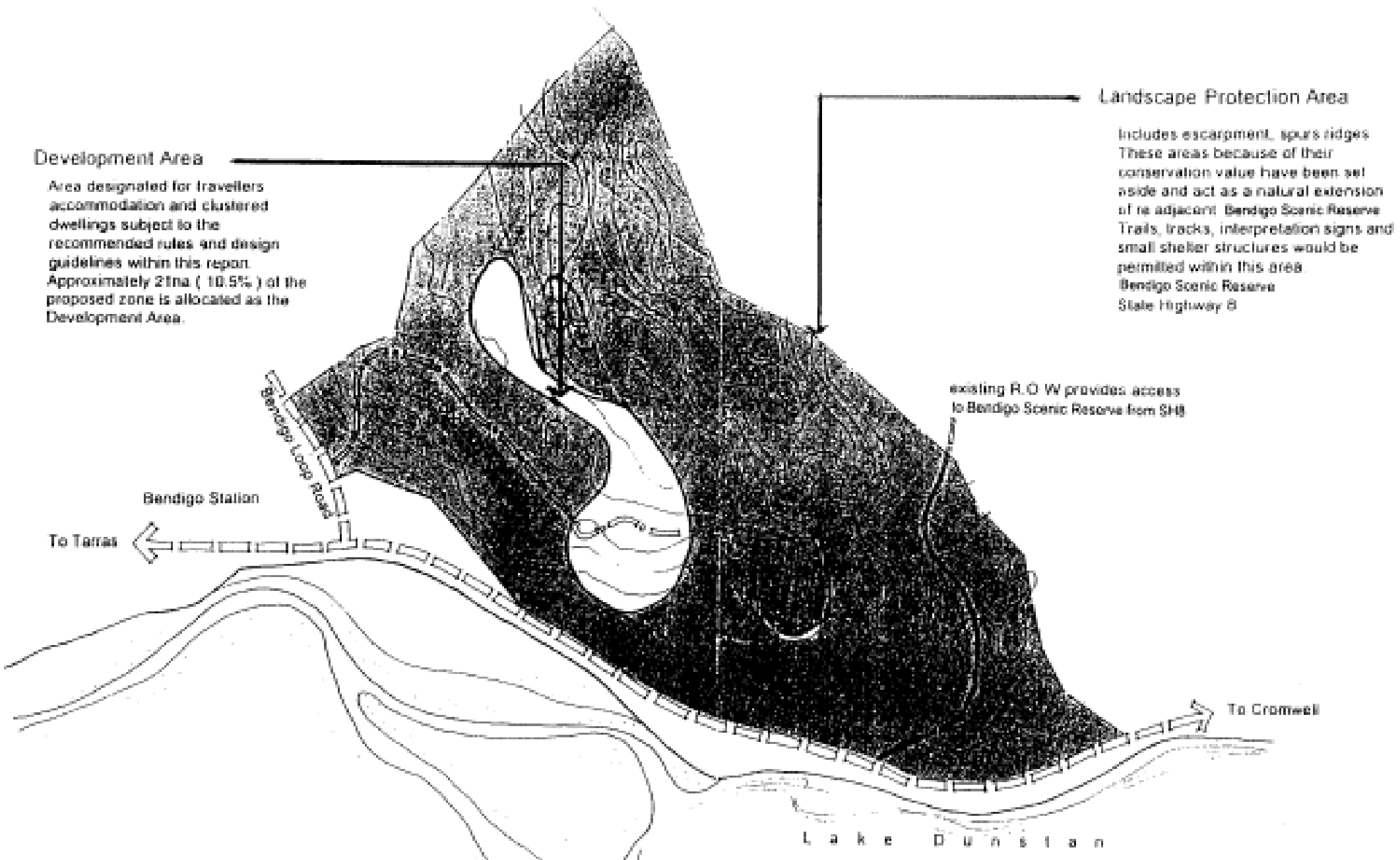
Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

**MAPS
41 A-E**

NORTHBURN,
QUARTZ REEF,
BREWERY CREEK,
CRIPPLETOWN &
ROCKY POINT

SCHEDULE 19.16 : CONCEPT PLAN - RURAL RESOURCE AREA (2) (See Rule 4.7.2(ii)(a)(iii), p 4:38)



**ROCKY POINT RECREATION ZONE
LANDSCAPE PROTECTION AREA**
PREPARED AND DRAWN BY BOFFA MISKELL LIMITED, QUEENSTOWN.
SCALE 1:10,000, 3 OCTOBER 1996, Q6056/3

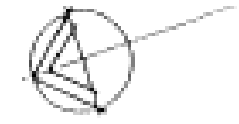
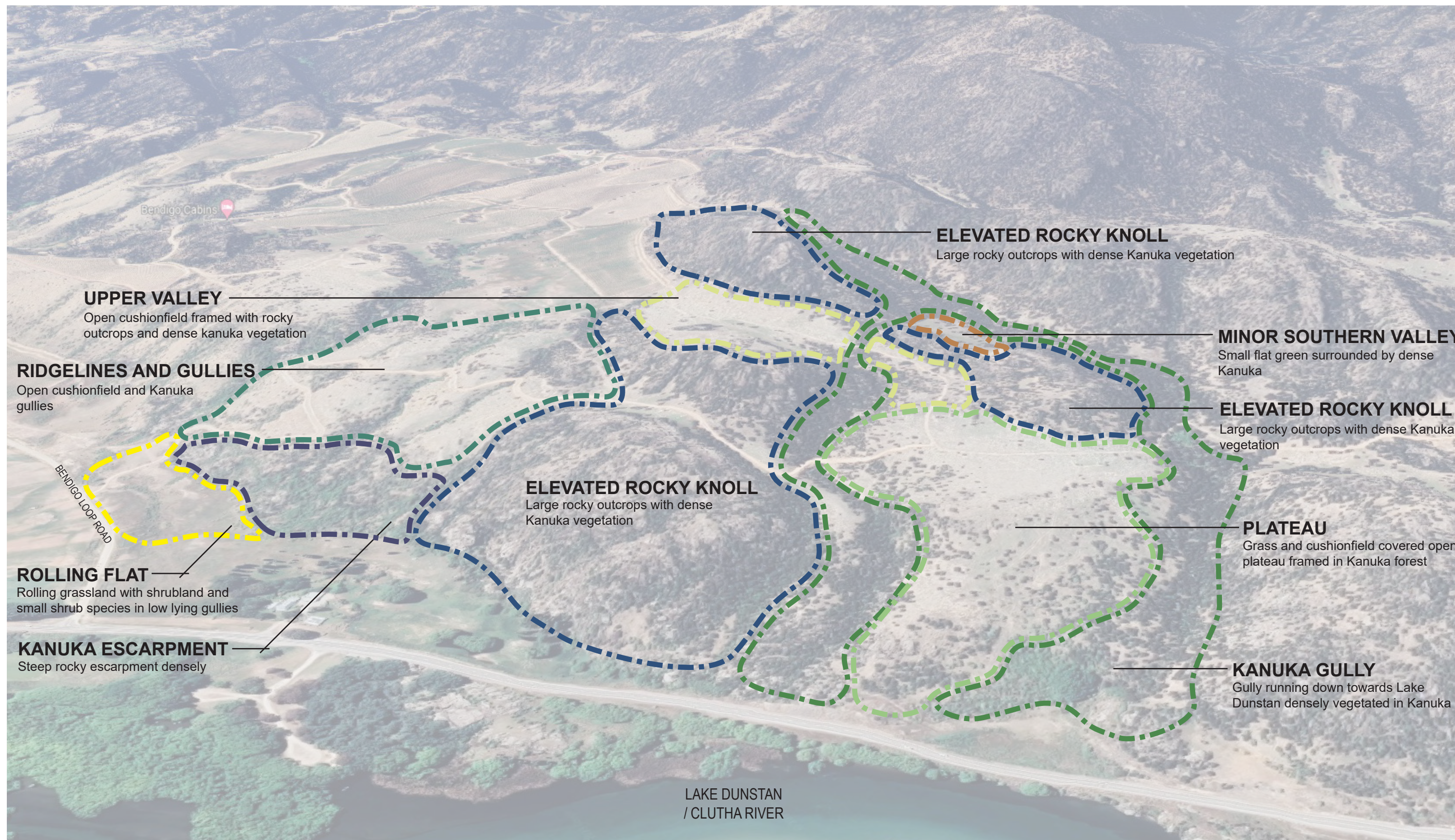


Figure 4.1D

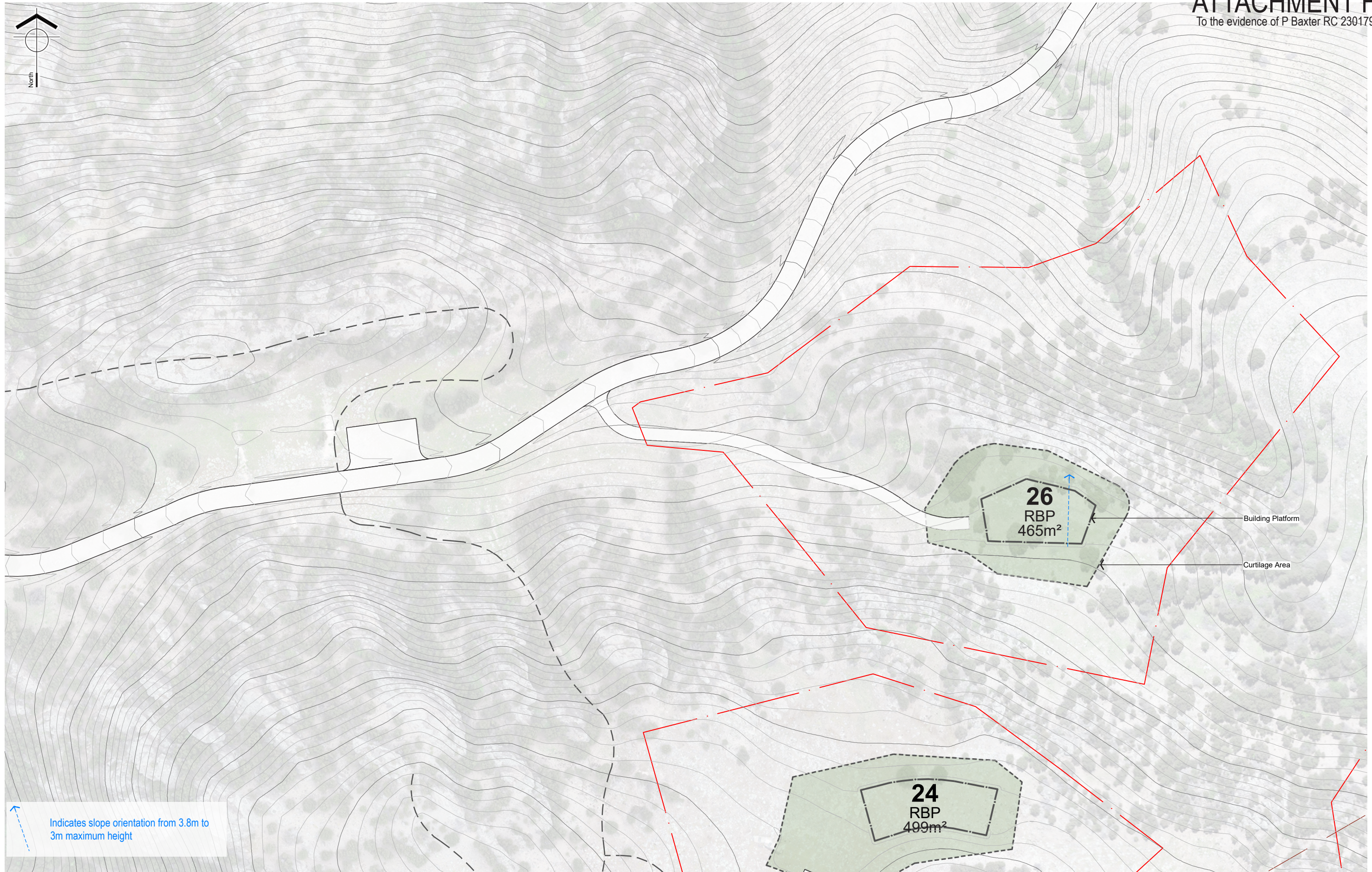














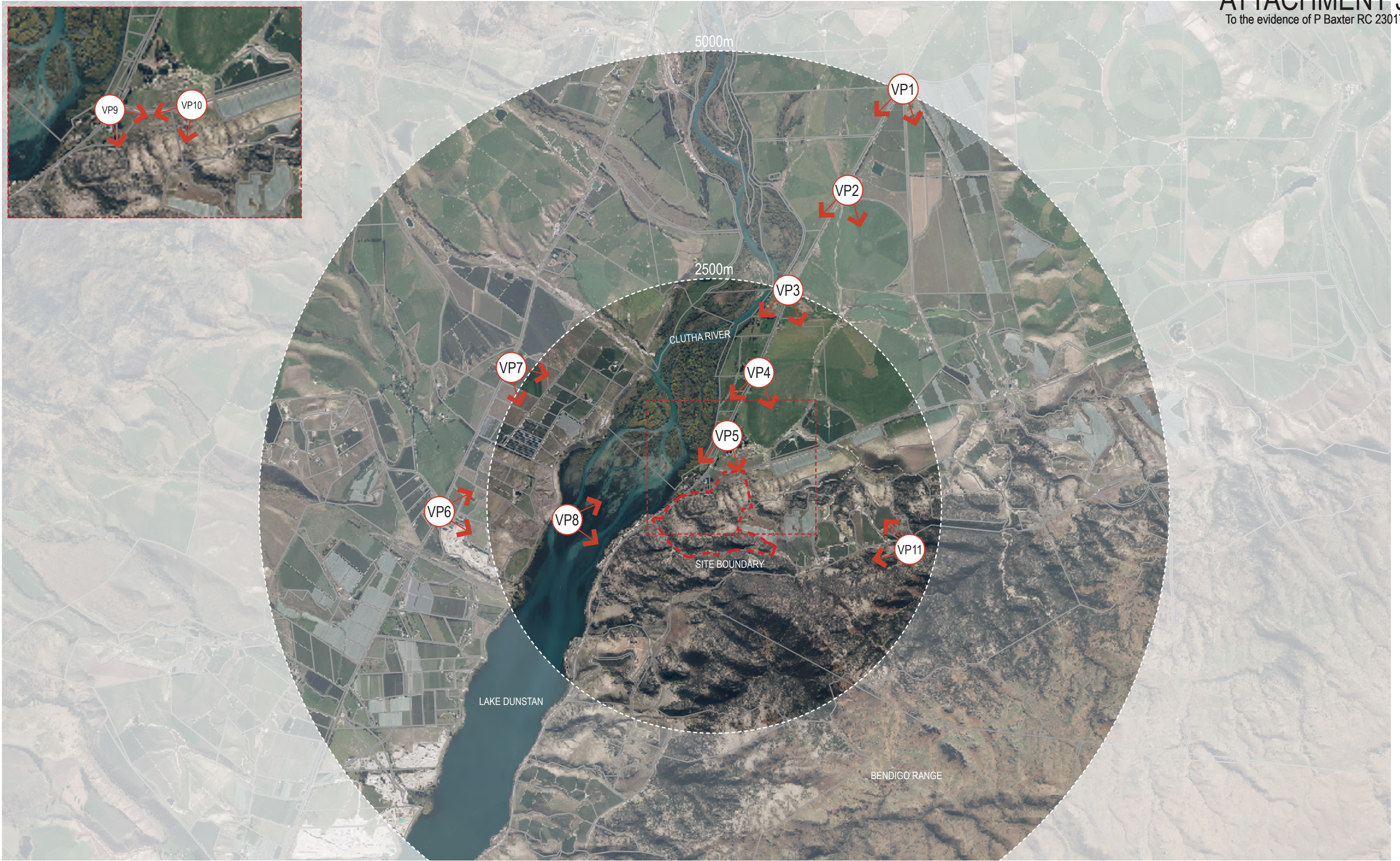




FIG A. Viewpoint Location

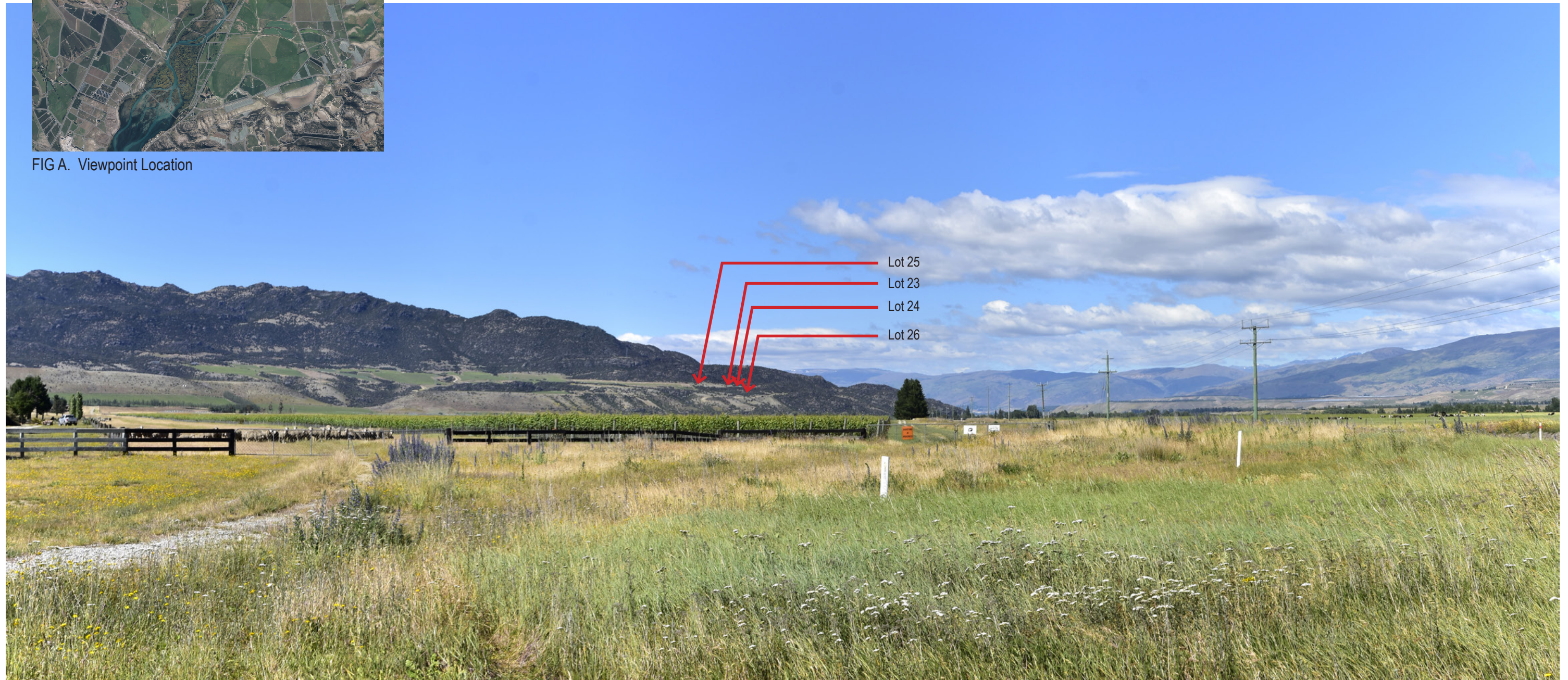


FIG B. Panoramic Image
Approximately 4700m from Lot 32

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location

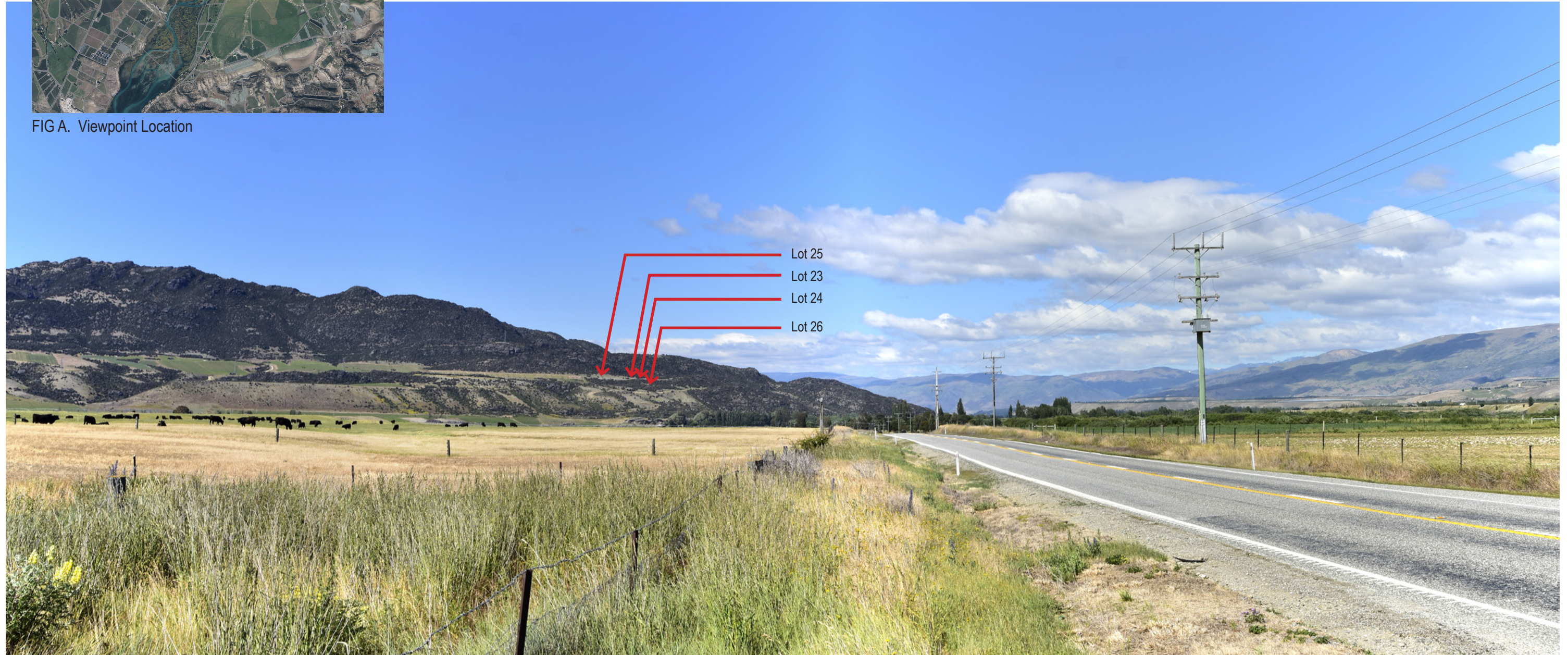


FIG B. Panoramic Image

Approximately 3400m from Lot 32

NOTE:

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 2000m from Lot 32

NOTE:

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

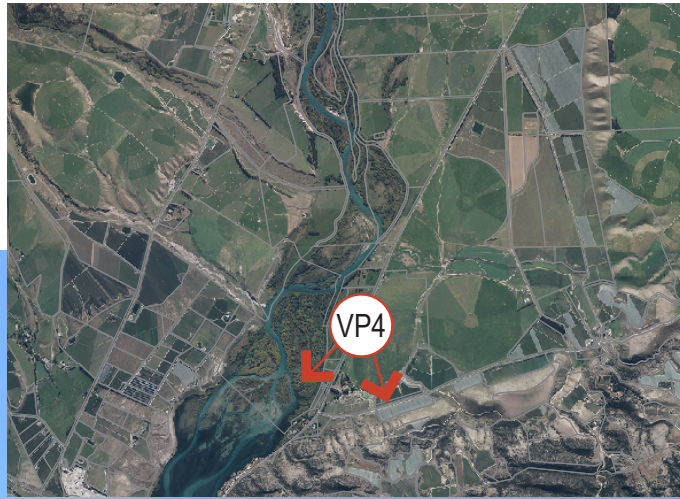


FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 900m from Lot 32

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

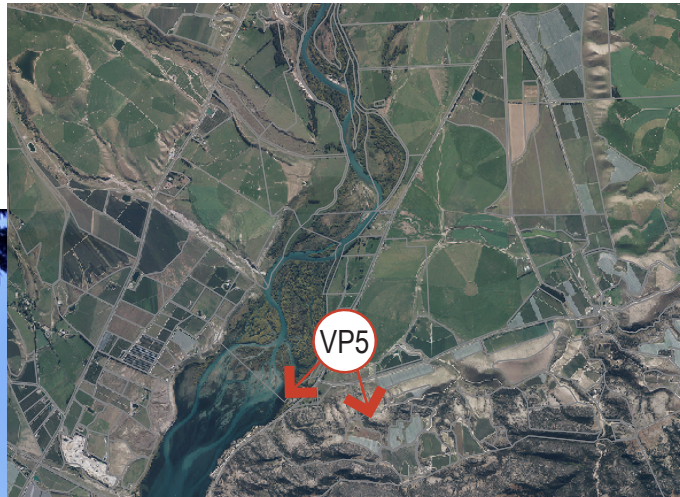


FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 400m from Lot 32

NOTE:

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location

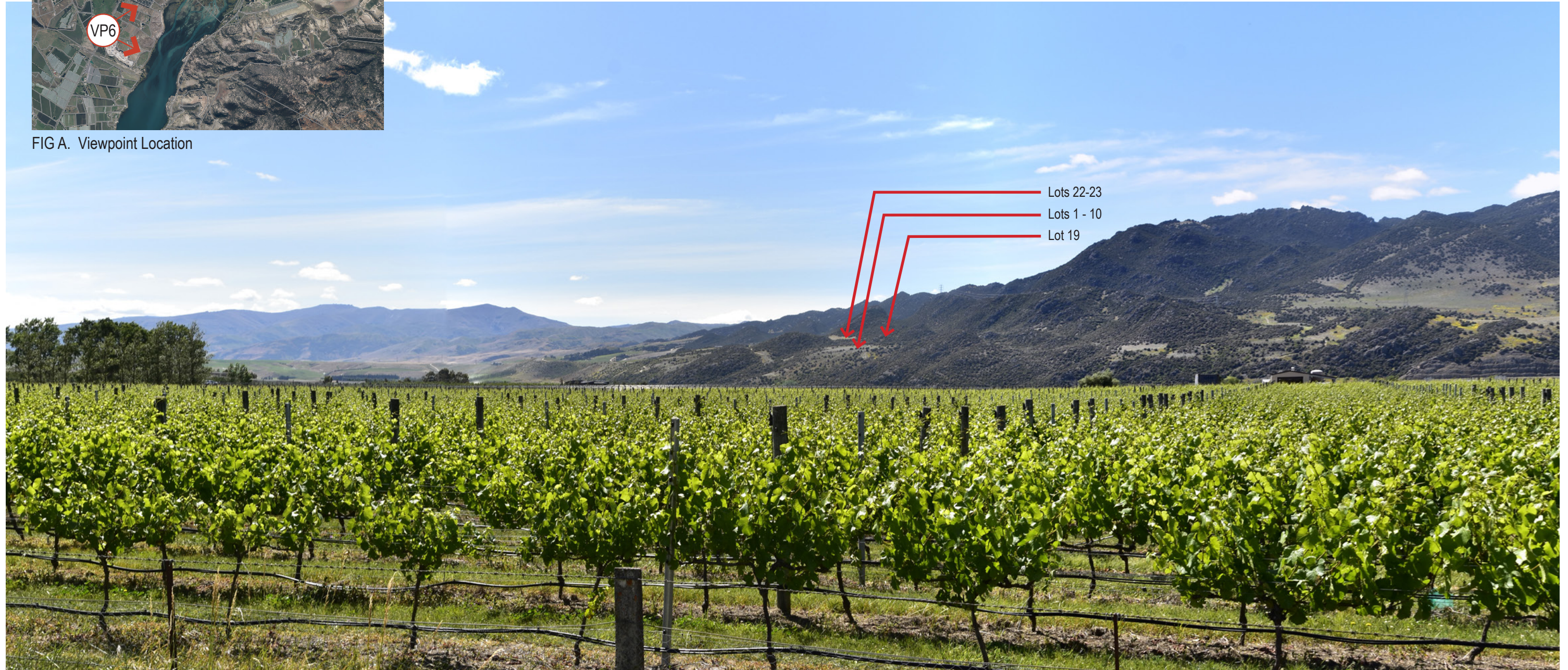


FIG B. Panoramic Image
Approximately 2650m from Lot 2

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

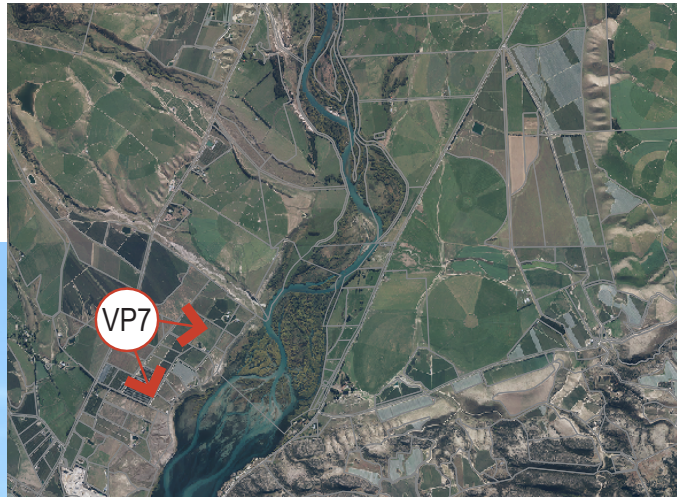


FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 2650m from Lot 2

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 1350m from Lot 32

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

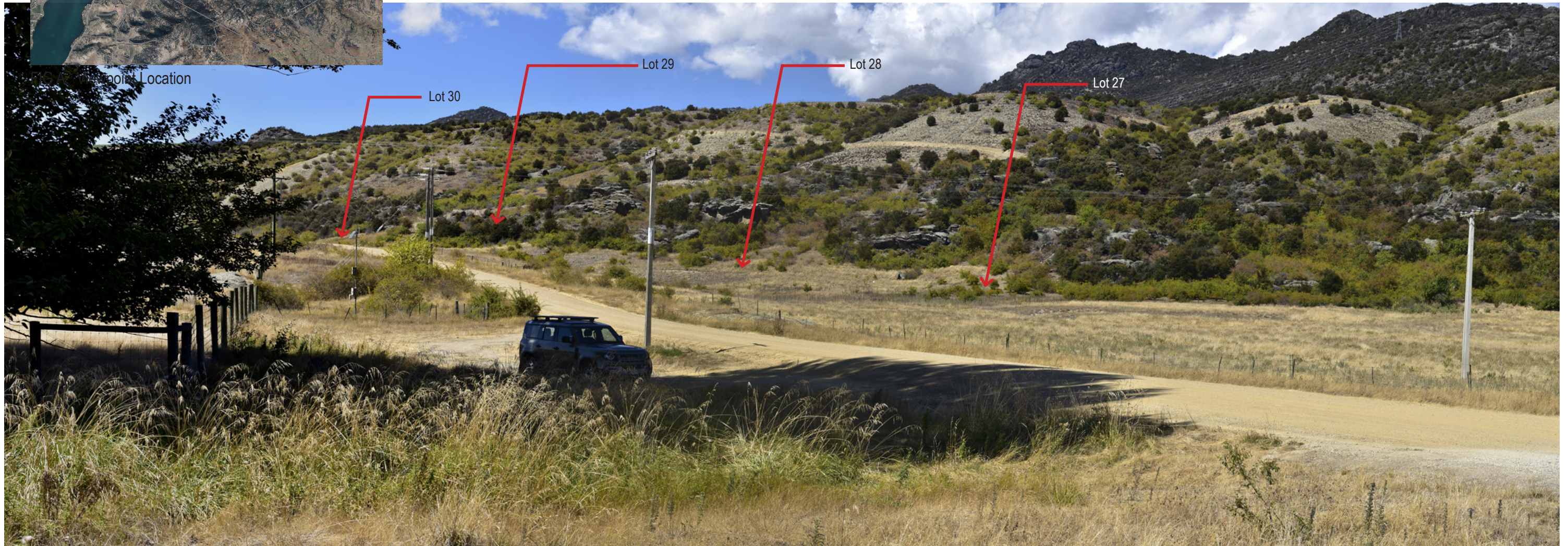


FIG B. Panoramic Image
Approximately 220m from Lot 32

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG B. Panoramic Image
Approximately 350m from Lot 32

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

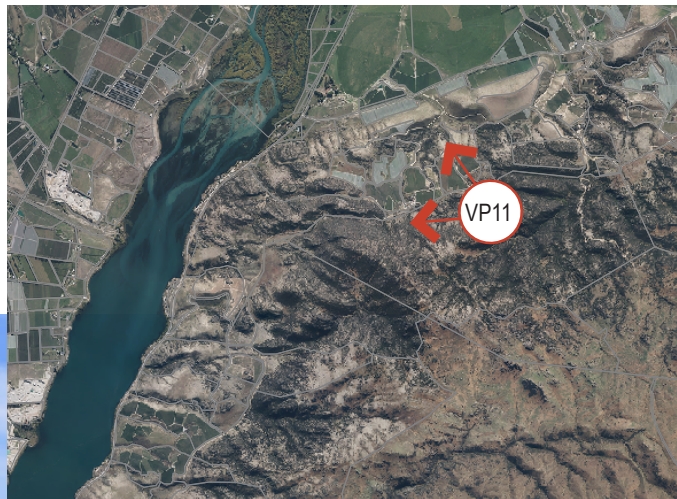


FIG A. Viewpoint Location



FIG B. Panoramic Image
Approximately 2000m from Lot 26

NOTE:
Arrows indicate approximate location of structures potentially visible from this viewpoint
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



ATTACHMENT L

- 1) To the evidence of P Baxter RC 230179
- 2) Area marked --A-- is approximate extent of area designated as "Development Area" on CODC District Plan Schedule 19:16.
- 3) Areas and dimensions are subject to survey.
- 4) Aerial image on Sheet 1 has been sourced from Landpro Ltd. Detailed aerial on Sheets 2-4 C Hughes and Assoc Ltd UAV.
- 5) Residential building platforms have varying sizes.
- 6) Refer Landscape Architect design guidelines for site coverage and other building restrictions for specific sites
- 7) Lots 24, 29-30 are intended for commercial use.
- 8) Proposal includes minor boundary adjustment with Lot 2 DP 523873.

REVISION	DETAIL	DATE
B	Subdivision layout	29 Nov 2022
C	Layout	30 Jan 2023
D	Lots 29,30 & tracks	3 Feb 2023
E	Entrance and Lots 30-32	11 May 2023
F	Road alignments and Platforms	9 June 2023

COTERRA.

WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376
--	---

coterra.co.nz

Project

ROCKY POINT
TKO Properties Ltd
Overall layout

Title

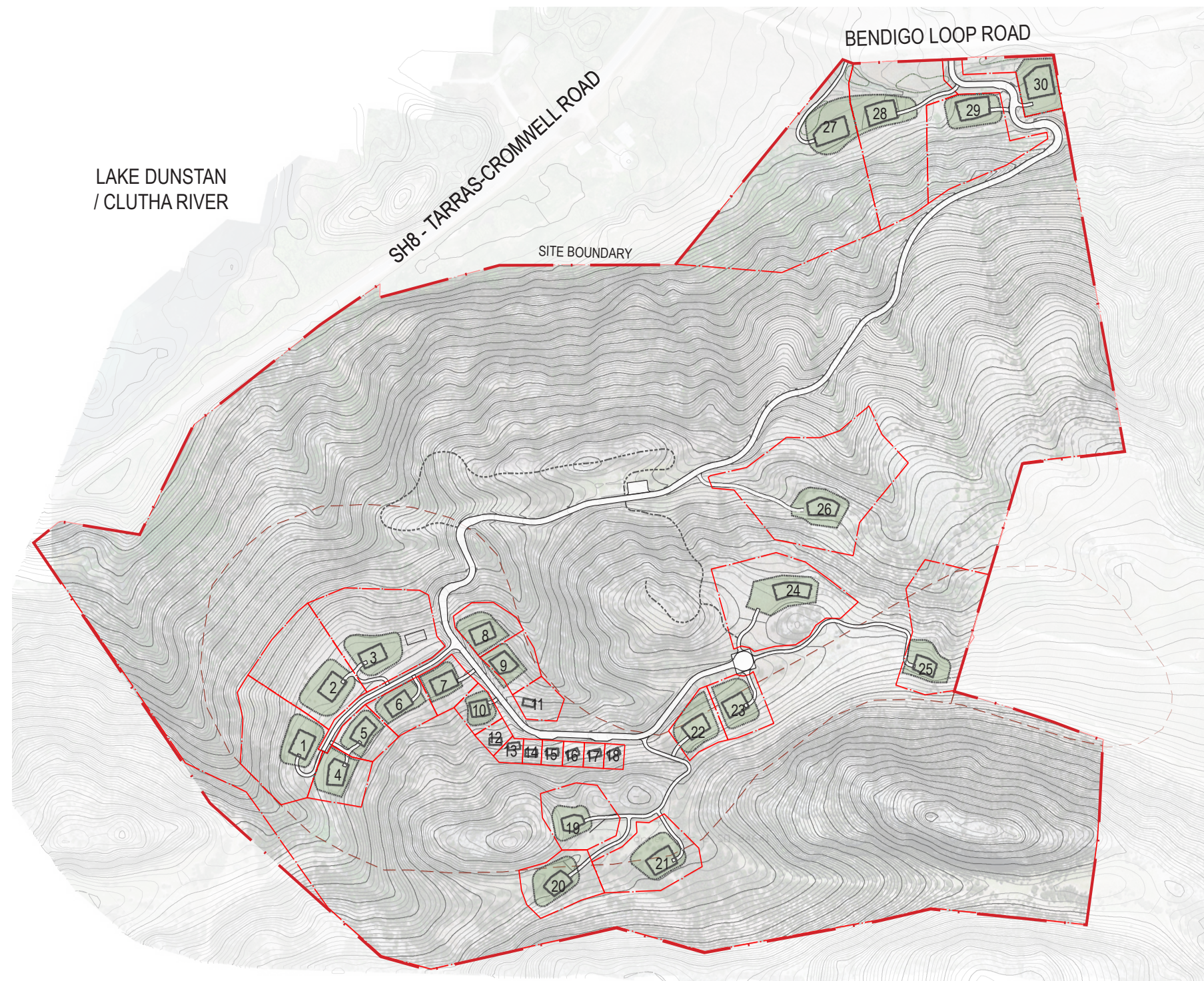
**Proposed Subdivision
of Lot 1 DP 596985.**
FOR CONSENT

Copyright of this drawing is vested in Coterra Limited.
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Coterra Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:3500

Job No: 5925	Drawn By: MJS	Datum: LP2000
Drawing No: W1665	Sheet No: 1	Revision: Date Created: G June 2024

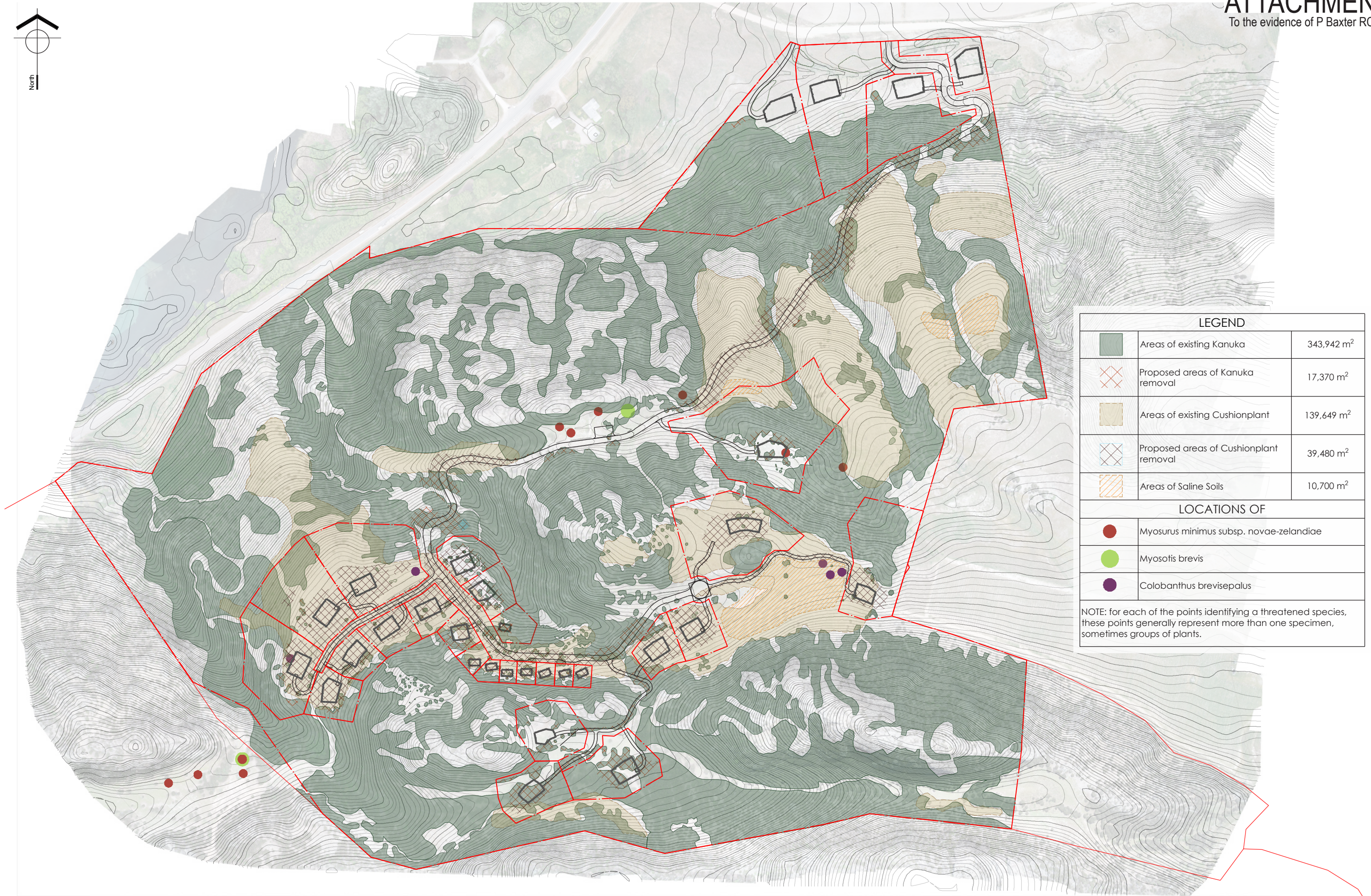
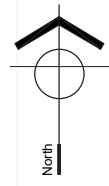


Lot	Residential Building Platform (M ²)	Maximum Site Coverage (M ²)	Site Coverage of RBP	Curtilage Area (M ²)	Platform RL	Maximum Height RL	Maximum Building Height
1	400m ²	220m ²	55%	1823m ²	+292.50	+296.30	3.8m
2	450m ²	220m ²	49%	2019m ²	+291.25	+295.05	3.8m
3	450m ²	220m ²	49%	1603m ²	+292.50	+295.05	3.8m
4	421m ²	220m ²	52%	1411m ²	+297.50	+281.30	3.8m
5	393m ²	220m ²	56%	1104m ²	+297.50	+281.30	3.8m
6	392m ²	220m ²	56%	1191m ²	+298.50	+302.30	3.8m
7	400m ²	220m ²	55%	985m ²	+299.50	+303.30	3.8m
8	360m ²	200m ²	55%	1313m ²	+296.50	+300.30	3.8m
9	373m ²	200m ²	54%	1084m ²	+300.50	+304.30	3.8m
10	279m ²	150m ²	54%	718m ²	+304.75	+308.55	3.8m
11	84m ²	84m ²	100%	-	-	-	5.0m
12	84m ²	84m ²	100%	-	-	-	5.0m
13	84m ²	84m ²	100%	-	-	-	5.0m
14	84m ²	84m ²	100%	-	-	-	5.0m
15	84m ²	84m ²	100%	-	-	-	5.0m
16	84m ²	84m ²	100%	-	-	-	5.0m
17	84m ²	84m ²	100%	-	-	-	5.0m
18	84m ²	84m ²	100%	-	-	-	5.0m
19	272m ²	250m ²	91%	1080m ²	+332.50	+337.00	4.5m
20	395m ²	250m ²	63%	1564m ²	+330.00	+334.50	4.5m
21	508m ²	250m ²	49%	1666m ²	+333.50	+338.00	4.5m
22	400m ²	250m ²	63%	1703m ²	+322.50	+327.00	4.5m
23	385m ²	250m ²	65%	1545m ²	+322.50	+327.00	4.5m
24	499m ²	250m ²	50%	2059m ²	+322.50	+327.00	4.5m
25	332m ²	220m ²	66%	1440m ²	+328.50	+332.30	3.8m
26	465m ²	260m ²	56%	1652m ²	+303.50	+307.30	3.8m
27	641m ²	350m ²	55%	2207m ²	+204.00	+209.00	5.0m
28	575m ²	350m ²	61%	2035m ²	+205.00	+210.00	5.0m
29	611m ²	350m ²	57%	1671m ²	+210.50	+215.50	5.0m
30	748m ²	350m ²	47%	2089m ²	+210.50	+215.50	5.0m

Fig 1.0: Schedule of building platforms

note:
Roads and driveways to be designed by engineer or surveyor





LEGEND		
	Areas of existing Kanuka	343,942 m ²
	Proposed areas of Kanuka removal	17,370 m ²
	Areas of existing Cushionplant	139,649 m ²
	Proposed areas of Cushionplant removal	39,480 m ²
	Areas of Saline Soils	10,700 m ²
LOCATIONS OF		
	<i>Myosurus minimus</i> subsp. <i>novae-zelandiae</i>	
	<i>Myosotis brevis</i>	
	<i>Colobanthus brevisepalus</i>	
NOTE: for each of the points identifying a threatened species, these points generally represent more than one specimen, sometimes groups of plants.		