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Maryhill Limited

Email: Kristan Stalker s 9(2)(a)

Ref: 2021_214 Maryhill Ladies Mile Landscape Memo_LVIA_C

GLENPANEL DEVELOPMENT – LADIES MILE – ACTIVITIES IN SLOPE HILL ONF LANDSCAPE ASSESSMENT MEMO

Dear Kristan,

The following memo is a brief Landscape assessment of the proposal to develop stormwater treatment measures, the positioning of the northern row of residential sections at the base of Slope Hill, a storage area and potentially a cycle/walking track as part of the Queenstown Trails trust network, all within the ONF – Slope Hill above Glenpanel Ladies Mile, Queenstown. The Ladies Mile Receiving Environment is going through a significant level of change due to the proposed Ladies Mile Master Plan which will result in the receiving environment becoming urban, as opposed to Rural-residential which currently exists. The memo is structured as follows:

- The Proposal
- Current Receiving Environment
- Ladies Mile Master Plan
- Assessment of Effects
- Conclusion
- Appendix one: Assessment Methodology

THE PROPOSAL

The proposal is to install stormwater storage and treatment measures, including a surface runoff strip/drain, detention ponds, gully enhancements or other works if required which will capture surface runoff coming off slope hill and re-directing it into an existing stormwater pond at the base of the slope. The exact dimensions, or the exact position of the strip are



yet to be confirmed but its appearance is likely to be similar to the photos below, with the width likely to be 3m wide.

1. Existing channel close to the top of Slope Hill which captures the hill runoff before discharging into a pond.



2. Existing channel with grass cover minimising any potential visual effects.

CURRENT RECEIVING ENVIRONMENT

The proposal is located within the Lake Hayes / Slope Hill ONF which is a working rural farm. As seen in the aerial photo below the site is criss-crossed by numerous farm tracks, drainage channels, other earthworks and potentially future reservoirs.



Receiving environment: As can be seen in this aerial photo above, and the photos under 'The Proposal', there are numerous cuttings for earthworks and drainage within the ONF (white dotted line is the boundary). The road cuttings are most obvious while the drainage channels are less visible due to vegetation cover.

The proposal also includes residential development along the base of Slope Hill where the rear yards or outdoor living areas will extend into the ONF. We referred to the Urban design report for details of these properties and their exact location.

LADIES MILE MASTER PLAN

The aspirations for Ladies Mile as outlined in the recently released Master Plan are as follows

- *Make the most of the opportunity to deliver highly efficient land use. This will include medium - medium/high density urban development.*
- *Plan a high-quality street network that promotes walking and cycling as the preferred way of getting around locally and a range of transport options for getting to Frankton and further afield.*
- *Provide a framework through the masterplan process to inform decisions on a large range of potential land uses at Ladies Mile including housing, a mixed-use local service centre, recreation and sports grounds, primary and secondary schools and a transport facilities.*
- *Promote a strong sense of 'place' and 'identity', taking inspiration from the landscape. This should also include high levels of liveability through quality urban design.*
- *Celebrate the areas pioneer and Māori history in public spaces and with distinctive built form.*
- *Promote sustainable living, for example better outcomes for water quality and ecological systems, use of green technology, more transport choices that prioritise walking, cycling and public transport.*

The receiving environment will change significantly from the current rural-residential character to a fully urban environment. Housing typologies will include terrace housing and apartments with buildings potentially 3-4 storeys in height. Please refer to the Urban Design report for exact heights and bulk form.

ASSESSMENT OF EFFECTS

Based on the scale and nature of the proposal outlined above, I consider that the greatest effects will occur during the construction of the stormwater devices, trails and associated earthworks but once established with grass or vegetation cover any magnitude of change is considered to be very low.

The existing environment is a working rural landscape and as shown in the aerial photo above the lower slopes of Slope Hill are criss-crossed with existing farm tracks, water races and drainage channels, very similar to the proposal. In this respect, the proposal has a very low magnitude of change and less than minor effects.

Visually, in the short term the earthworks necessary to form the channel will be visible until vegetation establishes. Views will be partially visible with parts of the works screened by existing vegetation. Even if the existing vegetation were to be removed, the visibility of the works is likely to be low with adverse effects which are less than minor.

Once Ladies Mile is developed as an urban area, views of the lower slopes of Slope hill, where the proposal is proposed will be blocked by future houses/development. This includes the proposed residential lots at the base of Slope Hill which will be screened by future development to the south. The residential lots will be viewed as a natural extension of the urban area and will not be viewed as development 'creeping' up the hill. Any future residents are likely to be constructed on the flat land at the base of the hill with only the outdoor living area/yards extending up into the ONF area. Boundary treatments will be open or 'green' with the use of closed board timber fencing on their northern boundary avoided.

CONCLUSIONS

Having reviewed the proposal to develop the above proposal within the Slope Hill ONF, we consider that the measures will result in a Very Low magnitude of change with Less than Minor effects on both Landscape Values and Visual Amenity. The proposal is consistent with other current and future infrastructure/modifications of Slope Hill due to it being a working rural landscape and the rural area at Ladies Mile developing into an urban environment.

Please do not hesitate to contact me if you require any further clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dave Compton-Moen', with a long horizontal flourish extending to the right.

Dave Compton-Moen

Urban Designer / Landscape Architect

DCM URBAN DESIGN LIMITED

APPENDIX 1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including natural character;
2. The landscape assessment is an assessment of the proposal against the existing landscape values;
3. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment.

The methodology is based on the Aotearoa New Zealand Landscape Guides (May 2021)

1.0 LANDSCAPE ASSESSMENT

1.1 Landscape Description and Characterisation

Landscape attributes fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

- Biophysical features, patterns and processes may be natural and/or cultural in origin and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood.
- Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore.
- Associated meanings are spiritual, cultural, or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage. Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging.

Describing the landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their distinctive patterns of natural and cultural features, processes and influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character, but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

■ Table 1: Continuum of Natural Character

							
Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)		Agricultural (arable and intensive cropping)		Near-cultural	Cultural
Very high-pristine	High	Moderate High	Moderate	Moderate-low	Low	Very Low-nil	

1.2 Landscape Values

Following the descriptive phase of landscape assessment, an evaluative phase is undertaken whereby values or significance is ascribed to the landscape.

Where Planning Documents have identified Outstanding Natural Features or Landscapes, the objectives, policies and rules contained within the plan are used as the basis for landscape significance or value, and it is these values which the proposal is assessed against. Where there is some uncertainty of the landscape value, such as when the District Plan has a broad description of an Outstanding Natural Landscape (ONL), but it is not site specific, or the site neighbours an ONL, it is often necessary to complete an assessment against the values of the District Plan for completeness sake. Most district plans have policies or objectives which are relevant to Landscape and Natural Character if proposed in a rural or sensitive environment.

An accepted approach, where the landscape value of the site is not identified in the District Plan under Section 6(b) of the RMA, is to use criteria identified in *Wakatipu Environmental Society Inc. & Ors v QLDC* [2000] NZRMA 59 (generally referred to as the Amended Pigeon Bay criteria). The assessment criteria have been grouped into 3 broad categories or 'landscape attributes' which are to be considered:

1. Biophysical elements, patterns and processes;
2. Associative meaning and values including spiritual, cultural or social associations; and
3. Sensory or perceptual qualities.

2.0 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally-based using current and accepted good practice. Amenity values are defined in the Act as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the

project with the existing visual context, viewing distances and the potential for obstruction of views.¹

The visual impact assessment involves the following procedures:

- Identification of key viewpoints: A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed to determine the key viewpoints and potential audience. Depending on the complexity of the project a 'viewshed' may be prepared which highlights the 'Theoretical Zone of Visual Influence' (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results.
- Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal: Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the change from their workplace may be considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies also depends on factors such as whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.
- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

¹ Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.2010)

3.0 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). In terms of the receiving environment, this is the environment upon which a proposed activity might have effects. It is permissible (and often desirable or necessary) to consider the future state of the environment upon which effects will occur, including:

- the future state of the environment as it might be modified by the utilisation of rights to carry out permitted activities
- the environment as it might be modified by implementing resource consents that have been granted at the time a particular application is considered, where it appears likely that those resource consents will be implemented.

The assessment evaluates the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

Assessing the magnitude of change (from the proposal) is based on the Aotearoa New Zealand Landscape Assessment Guidelines (May 2021)² with a seven-point scale, being:

VERY LOW / LOW / MODERATE-LOW / MODERATE / MODERATE-HIGH / HIGH / VERY HIGH

The guidelines provide the following table which is a useful comparison for analysis of the magnitude of change (NZILA) with the likely effects (RMA).

MAGNITUDE OF CHANGE	VERY LOW	LOW	MODERATE – LOW	MODERATE	MODERATE - HIGH	HIGH	VERY HIGH
RMA LEVEL OF EFFECTS	LESS THAN MINOR		MINOR	MORE THAN MINOR			

The Aotearoa New Zealand Landscape Guidelines however do not quantify 'what' the Magnitude of Change is. Below is a guide to how we have assessed the Magnitude of Change for this proposal:

- (a) Very Low – the change is negligible or are not readily discernible. For example the proposal may not be visible to the receptor or the change in character is negligible when compared to the permitted baseline and/or receiving environment.
- (b) Low – the change is discernible but do not adversely affect the viewer experience. For example it may be possible for the receptor to see the proposal

but the effects are not considered adverse due to the quality of the current view or the oblique nature of the view.

- (c) Moderate – Low – the change is discernible and start to adversely affect viewer experience.
- (d) Moderate – the change is discernible and have an effect on the quality of the view but with the main 'view qualities' still intact.
- (e) Moderate-High – the change is discernible and changes the quality of the existing view, potentially with the loss of views.
- (f) High – the change is discernible and there is a loss of views or the changes greatly affect the quality of the view so that the character of existing view is fundamentally changed.
- (g) Very High – the change is discernible and there is a total loss of views or the changes significantly affect the quality of the view so that the character of existing view is fundamentally changed.

In determining the extent of adverse effects, taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects (based on the descriptions provided on the Quality Planning website – Determining the Extent of Adverse Effects³):

- **Indiscernible Effects** No effects at all or are too small to register.
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts.
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

4.0 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY ALPHA A7 II digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

³ <https://www.qualityplanning.org.nz/node/837>

Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.10)

5.0 STATUTORY DOCUMENTS

Relevant statutory documents in terms of Landscape Values and Visual Amenity are referred to below, these are the Resource Management Act 1991 and the relevant District Plan, the relevant Regional Policy Statement and where applicable the New Zealand Coastal Policy Statement