

# Jacks Point Zone: Updated Structure Plan – Proposed Northern Residential Precinct

## Landscape Assessment

Richard Tyler Landscape Architect - NZILA Reg.

SITE Landscape Architects

Prepared 23rd March 2023

### 1.0 Introduction

Purpose of Report: Updated Jacks Point Structure Plan to include a Proposed Northern Residential Precinct, considering existing baseline developments

Site: Jacks Point Zone

Zoning: Jacks Point Zone of the QLDC Proposed District Plan (PDP)

Appended Material: Figure 1 – Existing Structure Plan  
Figure 2 – Proposed Structure Plan  
Figure 3 - Proposed Structure Plan - Northern Residential Precinct (Indicative Masterplan Overlay)  
Figure 4 - Figure 4: Proposed Structure Plan - Northern Residential Precinct (Aerial Photo Overlay)

Views 1 – 3 Landscape Views

### 2.0 Methodology

This assessment includes a description of the proposal and site, the existing landscape character, assessment of potential effects on visual amenity and landscape character, and assessment against the relevant Statutory Policies. The rating scale for effects is derived from NZILA Te Tangi a te Manu (Aotearoa Landscape Assessment Guidelines), adopted in May 2021.

In this guideline **Landscape effects** are described as *“a consequence of changes in a landscape’s physical attributes on that landscape’s values.”* **Visual effects**, a subset of Landscape Effects are described in the guideline as *“effects on landscape values as experienced in views.”*

In my assessment of effects, I refer to the 7-point scale listed below. The bottom row is how the rating scale can be related to wording in the RMA:

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

less than minor	minor	more than minor	significant
-----------------	-------	-----------------	-------------

Listed in the Appendices is explanatory Landscape Effects Rating Scale Table of the 7-point scale above.

### 3.0 Proposal

The proposal is to update the Jacks Point Zone Structure Plan to include a new northern residential precinct as shown on Figure 2. The proposed changes will ensure co-ordination between existing consented development areas and an additional proposed area of change to the plan.

The Proposed Structure Plan includes zoning for the following existing consented masterplans:

- **The Coneburn Housing Area** (RM 1990488 as varied by SH200008 and SH210001) located at the northern end of the Structure Plan within the existing Open Space Landscape (OSL) activity area. (Red area on Figure 1). The plan used to reference the proposed changes is:

Landscape Concept plan by Steve Riddle, revision 2 dated 28/08/19.

- **The Woolshed Road Masterplan** (RM200615) located predominantly within the R(HD-SH)-3 Activity Area with a small portion located within the OSL and Open Space Amenity (OSA) Activity Areas. (Blue area on Figure 1). The consented layout is used to reference changes to the Plan.

The yellow area on Figure 1 located between the two areas above represents the specific application site where the greatest degree of change from the consented baseline is proposed.

The Structure Plan proposes the area including the sites above to be a 'Northern Residential Precinct' which allows for residential activity, open space amenity and state highway mitigation to be formed with roading connections linking the areas together and to the wider Jacks Point Zone.

The newly formed R(HD) areas allow for residential dwellings up to 40 dwelling units / Ha (net) which aligns with the existing Coneburn and Woolshed Road densities.

### 4.0 Site Description

The subject site consists of the area of Plan being updated – shown on Figure 1 and includes the northern portion of the Structure Plan – red, yellow and blue areas. This northern portion is located within the southern end of the pastoral valley floor of the Coneburn Valley which runs north to south from the Kawarau River to Lakeside Estates / Homestead Bay. To the east of site is the lower flanks of the Remarkables, with the western side being enclosed by Peninsula Hill and Jacks Point.

The site is predominantly farmland with an existing dwelling located near the State Highway within a series of mature trees. The roundabout connection to the Coneburn housing area and Industrial Area is under construction towards the north-eastern end of the site.

### 5.0 Landscape Character

The site is located within the southern end of the 'Central Valley Plains' as described in the Coneburn Resource Study, the original guiding document for the Jacks Point Plan Change. The wider area has high scenic values and historically a high degree of importance has been placed within the Jacks Point Zone Structure Plan on maintaining open rural views from SH6 across Jacks Point to the surrounding mountain ranges and mitigating the visual effect of built form from SH6.

The subdivisions of Jacks Point and Hanley Farm are nearing completion with a residential / urban character as anticipated by the Structure Plan. Within the remaining undeveloped part of the plains the landscape character is rural with open paddocks, exotic hedgerows and farm fencing.

The surrounding ONL features – the Remarkables and Peninsula Hill form a dramatic backdrop to the residential neighbourhoods and rural plains of the Coneburn Valley.

The Coneburn SHA Masterplan has introduced residential character into the plains directly visible from the State Highway to the north end of the Structure Plan. Contrasting with the existing original Jacks Point residential areas, the Coneburn housing masterplan was consented without landscape mitigation to the State Highway.

As a result when travelling north along SH6 the subject site acts as a transition from the open rural landscape to a more densely populated urban residential character and perceived gateway to Queenstown.

## 6.0 Visual Amenity and Landscape Character Assessment

The Coneburn SHA and Woolshed Road Developments are referenced on the structure plan as proposed zoning (red and blue areas on Figures). Being similar to the consented baseline this change will have no effect on landscape character and amenity.

Within the Yellow Area on Figure 1 the existing Structure Plan zoning will change from existing OSL and OSA Activity Areas to OSA, R(HD) and State Highway Mitigation. The change will locally transfer landscape character from farming / open space use to residential infill between the two surrounding existing residential areas to the north and south, bookended alongside SH6.

The wider landscape character will remain as residential / urban stretching to the northern extent of the structure plan zone where it will abruptly change to localized pastoral character. This northern extent of the Jacks Point Zone aligns with the QLDC Urban Growth Boundary (UGB).

The resulting rural separation to Frankton reinforces the Jacks Point Zone as a distinct self-contained urban town. In the relatively short experience of travelling north along SH6 the integrity of this concept is somewhat watered down with the open visibility of the Coneburn neighbourhood and roundabout infrastructure forming a direct part of the experience. Once a motorist travels through the roundabout (and sees residential development in the plains below) the perception will be of arrival to the wider Queenstown urban area.

### **Visibility of Proposal:**

The rezoning (Yellow area) will be visible when travelling along the State Highway, from the Coneburn Industrial Area access road and from the surrounding ONL mountain tops.

The proposed State Highway Mitigation Area is shown as 31m wide and intended to be developed in a similar way to the existing mounding / planting running alongside the R(HD-SH)-1 area. Several clumps of existing mature trees are within the proposed State Highway Mitigation Area which could potentially be retained for screening or removed and replaced with mounding / native planting.

This screening will form a continuation of the existing screening alongside the established Jacks Point neighbourhoods to the south and will also act as noise and visual mitigation for the proposed residential neighbourhoods within the zone. It is intended the screening may offer some visibility of buildings – in particular when travelling north and viewing down onto the new residential areas, but overall will screen residential domestication at a lower level with the bulk of built form from view.

The Coneburn SHA masterplan has a reserve, trail and planted area to the east running alongside the SH6 and new roundabout. This area is proposed to be OSA (Open Space Amenity) on the Structure Plan. The Coneburn consent includes a cross section through the highway / residential area whereby views are directed out across the plains with the nearby part of the residential areas set down and screened from view. Visibility of the residential area will vary depending on the height and extent of native planting running alongside the SH6 corridor.

With this existing nearby visibility of built form it is not intended to require full screening of built form to the newly zoned yellow area, rather a softening of the bulk of built form so buildings do not overly dominate the views.



*Existing mounding / native planting within the State Highway Mitigation Area alongside R(HD-SH)-1*

### **Effects on Users of State Highway 6:**

#### **Travelling South:**

When travelling south (View 1) the existing Hanley Farm development is visible on the slightly more elevated parts of the Coneburn valley. The proposed Woolshed Road and Coneburn Residential neighbourhoods will be visible on the flats extending towards the viewer. Proposed planting along the northern edge of the Coneburn neighbourhood will provide some small, localised softening of buildings / domestic activity along the northern edge but overall the overarching character will be residential from this point south.

The proposed Yellow rezoning area will be perceived as a smaller slither of infill housing between established neighbourhoods and will simply 'stitch the gap' between the two existing neighbourhoods.

When travelling adjacent to the Coneburn neighbourhood roundabout infrastructure, roading, trails, residential domestic activity and low-density housing will be visible. The area to be zoned as OSA running alongside SH6 will act as a spacious open space parkland edge to development with some planting in place to provide open space amenity for users.

Moving south alongside the proposed SHM and R(HD) areas (View 2) the wedge of land currently zoned as OSL bordered by the existing Woolshed Road will be visible next to the highway. The 31m wide strip of mounding / planting will screen views of buildings with some rooflines potentially visible on rising ground to the south. Residential domestic activity at a lower level will be screened, with some rooflines visible and views to distant mountain tops retained.

This area will act as a transition between the existing Coneburn Residential neighbourhood (open to views from the road) through to the existing Jacks Point neighbourhoods to the south (which are generally well screened from the road), and beyond to the more open rural areas south of Jacks Point.

#### **Travelling North:**

Travelling North (View 3) motorists will travel up to and pass through the proposed roundabout. From here, with open views of residential activity this will act as an urban gateway experience from the south. Prior to this the proposed SHM will extend the existing SHM and OSL areas slightly towards the roundabout.

For users of SH6 the changes to Structure Plan will have a **Very Low** effect on visual amenity and landscape character. The area is already undergoing rapid change from rural to residential character and the proposal will be perceived as a logical extension to the wider Jacks Point and Coneburn Residential zones. The proposed roundabout and Coneburn

neighbourhood will act as a gateway to urban Queenstown when travelling north, with the proposed SHM acting as a soft edge transition to the residential neighbourhoods when moving south.

**Effects on Coneburn Industrial Area:**

The proposed Coneburn Industrial Area will be accessed from the newly formed roundabout. When travelling down this access road and for users of the Industrial Area the proposed rezoning will be perceived as infill housing and will have a **Very Low** effect on landscape character and amenity. The existing residential character will remain, with views to the surrounding ONL mountain ranges unaffected by the proposal.

**Summary Visual Amenity & Landscape Character Assessment:**

The proposed structure plan changes (Yellow area) will have a **Very Low** effect on visual amenity, with the existing rural to urban transitional landscape character retained. The proposal will reinforce the gateway experience to Queenstown and extend existing residential use behind proposed SHM to maintain visual amenity for users of the highway.

## 7.0 Policy Framework Assessment

### 7.1 Partially Operative Regional Policy Statement 2019

Policy Statement Provision		Comment
<b>PART B Chapter 3 Otago has high quality natural resources and ecosystems.</b>		
Objective 3.2	Otago's significant and highly valued natural resources are identified and protected, or enhanced where degraded.	
Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes	Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following: a).. b).. c) Avoiding, remedying or mitigating other adverse effects; d)...	The proposal will provide for infill Residential Activity, State Highway Mitigation and Open Space Activities on the Coneburn flats.  There will be no effect on the surrounding ONLS, which will remain as the visual context for views in and across the Structure Plan Zone.  The proposal will be consistent with surrounding existing Residential character and not affect the highly valued surrounding ONLS.
Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes	Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following: a) Avoiding significant adverse effects on those values which that contribute to the high value of the natural feature, landscape or seascape; b) Avoiding, remedying or mitigating other adverse effects; c) Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape.	The subject site is pastoral farming landuse, surrounded by Residential use has degraded value as productive land.  It is not considered highly valued, being on the flats and surrounded by residential activity.  As mentioned the proposed SHM area will mitigate adverse visual amenity effects on users of SH6 running adjacent to site, and contribute to the overall transitionary experience from rural to urban Queenstown when travelling north.
<b>Chapter 4 - Communities in Otago are resilient, safe and healthy</b>		
Policy 4.5.1 Providing for urban growth and development	Provide for urban growth and development in a strategic and co-ordinated way, including by: f) Having particular regard to: i. Providing for rural production activities by minimising adverse effects	

	<p><i>on significant soils and activities which sustain food production.</i></p> <p><i>ii. Minimising competing demands for natural resources;</i></p> <p><i>iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p> <p><i>iv. Maintaining important cultural or historic heritage values;</i></p> <p><i>v. Avoiding land with significant risk from natural hazards;</i></p> <p><i>g) Ensuring efficient use of land;</i></p> <p><i>h)...</i></p> <p><i>i)...</i></p> <p><i>j)...</i></p>	<p>The existing situation would see a slither of rural pastoral land between two urban areas.</p> <p>The proposed Structure Plan provides for co-ordinated urban infill / growth between the two existing residential areas, with additional residential and open space to ensure efficient use of land.</p>
--	--	--

## 7.2 Proposed Regional Policy Statement June 2021

Policy Statement Provision		Comment
<b>NFL – Natural features and landscapes</b>		
<p><i>Objective</i></p> <p><i>NFL–O1</i></p> <p><i>Outstanding and highly valued natural features and landscapes</i></p>	<p><i>The areas and values of Otago's outstanding and highly valued natural features and landscapes are identified, and the use and development of Otago's natural and physical resources results in:</i></p> <p><i>(1) the protection of outstanding natural features and landscapes, and</i></p> <p><i>(2) the maintenance or enhancement of highly valued natural features and landscapes.</i></p>	<p>As mentioned prior the proposal will be consistent with surrounding existing Residential character and not affect the highly valued surrounding ONLs.</p>
<p><i>Policies</i></p> <p><i>NFL–P2 Protection of outstanding natural features and landscapes</i></p>	<p><i>Protect outstanding natural features and landscapes by:</i></p> <p><i>(1) avoiding adverse effects on the values that contribute to the natural feature or landscape being considered</i></p>	

	<p><i>outstanding, even if those values are not themselves outstanding, and</i></p> <p><i>(2) avoiding, remedying or mitigating other adverse effects.</i></p>	
<p><i>Policies</i></p> <p><i>NFL-P3 – Maintenance of highly valued natural features and landscapes</i></p>	<p><i>Maintain or enhance highly valued natural features and landscapes by:</i></p> <p><i>(1) avoiding significant adverse effects on the values of the natural feature or landscape, and</i></p> <p><i>(2) avoiding, remedying or mitigating other adverse effects.</i></p>	

### 7.3 Proposed District Plan

Strategic Policy		Comment
<b>Strategic Chapter 3 (Strategic Directions)</b>		
3.2.1.8	<p><i>Diversification of land use in rural areas beyond traditional activities, including farming, provided that:</i></p> <p><i>a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;</i></p> <p><i>b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i></p>	<p>The proposal has no effect on ONL, and thus maintains as per Regional Statements discussed above.</p> <p>The rezoned Yellow area as existing is a small farm paddock with residential use to the north and south. With the visual influence of surrounding residential activity it's character is largely residential in the wider context.</p> <p>The Rural Character Land to the north (being located outside the JPZ and UGB) will remain unchanged by the proposal.</p>
3.2.5	<b><i>The retention of the District's distinctive landscapes.</i></b>	<p>To some degree the rural qualities of this land are now changed with the visual influence of the Jacks Point Zone across the plains and urban development in Frankton.</p>
3.2.5.3	<i>In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.</i>	
3.3.30	<i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</i>	
3.3.31	<i>Avoid adverse effects on the landscape values of the District's Outstanding</i>	As discussed, the proposal has no effect on the surrounding ONL landscapes. The subject site has



	<i>Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.</i>	capacity to absorb change with the northern part of the JPZ changing rapidly to Residential, and the wider influence of Residential Character across the plains.
--	---	--

## 8.0 Conclusion

The proposal is to amend the northern end of the Jacks Point Zone Structure Plan from predominantly Open Space Landscape to Residential, Open Space Amenity and State Highway Mitigation Activity Areas. The changes reflect recently consented subdivisions - the Coneburn Housing SHA (Red area) and the Woolshed Road Masterplan (Blue area on Figure 1). As existing and consented developments have already changed the environment in these locations, the proposal will have **no effect** on landscape values and amenity.

Changes within the yellow area as indicated on Figure 1 will lead to a shift from the anticipated baseline. The existing scenario sees this area as a wedge of rural land surrounded by residential activity. The updated Structure Plan provides for residential use within this area ensuring it will be undertaken in a co-ordinated manner with the surrounding land while minimising landscape effects on users of the State Highway and surrounding places.

As discussed in this assessment, effects on users of the highway and the surrounding landscape will be **very low** with the existing landscape character of the Coneburn Valley remaining unchanged.

The proposal is consistent with and reflective of the guiding Policies of the Partially Operative Regional Policy Statement 2019, the Proposed Regional Policy Statement June 2021, and the Proposed District Plan.

## 9.0 Appendices

### Landscape Effects Table – as noted in Methodology

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

  

less than minor	minor	more than minor	significant
-----------------	-------	-----------------	-------------

### Landscape Effects / Visual Amenity Rating Scale

Where Landscape character is noted below, this can be substituted with visual amenity.

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





Coneburn Roundabout  
under construction

From here the proposed change to  
structure plan (Yellow Area on Figure 1)  
will be perceived as a very thin slither  
between two existing residential areas  
(Red and Blue Areas)

**Photo Notes:**  
Camera: Iphone 13 Pro  
Lens: 26mm single photoframe  
Date Photo Taken: 23.03.23

Hold printed A3 sheet 30cm from eye to replicate real  
view scale





Existing trees withing State Highway Mitigation Area could be retained or removed and replaced with mounding

State Highway Mitigation 31m wide strip located alongside the Road, with R(HD) located beyond. A mound would partially screen development beyond and potentially allow views of the peaks beyond.

OSA

Photo Notes:

Camera: Iphone 13 Pro  
Lens: 26mm single photoframe  
Date Photo Taken: 23.03.23

Hold printed A3 sheet 30cm from eye to replicate real view scale





State Highway Mitigation 31m wide strip located alongside the Road, with R(HD) located beyond. A mound would partially screen development beyond and potentially allow views of the peaks beyond.

OSA

Photo Notes:

Camera: Iphone 13 Pro  
Lens: 26mm single photoframe  
Date Photo Taken: 23.03.23

Hold printed A3 sheet 30cm from eye to replicate real view scale



# 41.7 Structure Plan

