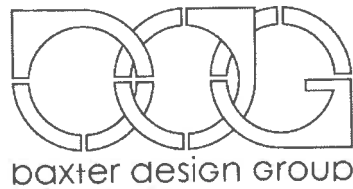


STATEMENT OF EVIDENCE

Paddy Baxter

Baxter Design Group Ltd



For

Orchard Road Holdings Ltd (ORHL)

Plan Change 46 Ballantyne Road Industrial and Residential Extension

18th August 2105

INTRODUCTION

1. My name is Paddy Baxter. I hold the qualifications of Bachelor of Science in Geography and a Diploma in Landscape Architecture. I am a registered member of the New Zealand Institute of Landscape Architects. I am a Director of Baxter Design Group Ltd, a Queenstown based consultancy specialising in Landscape Architecture, Urban Design, Master-planning and Landscape Planning.
2. I have read the Environment Court's Consolidated Practice Note 2014 relating to the Expert Witness Code of Conduct. I have complied with the Code of Conduct in preparing this evidence. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
3. My statement of evidence discusses the recommended 20 metre Open Space and Landscape Area landscape proposed in the Section 42A report and sets out an alternative to that strip which I consider to be more practical and effective.
4. I have been involved with the preparation of plans and evidence for ORHL in 2013 and am familiar with the site. I have previously prepared a landscape assessment report for ORHL as part of the Sec 32 evaluation. I have read the summary of the submission made by Ian Percy and Fiona Aitkin.

5. Section 42A Report - Discussion

I have read the Sec 42A report prepared by Nigel Bryce. In particular, I am aware of a possible landscape buffer recommended in the 42A report, and the scale and width of that buffer. I have read the discussions in the report in regards to this buffer and the recommendations in the report.

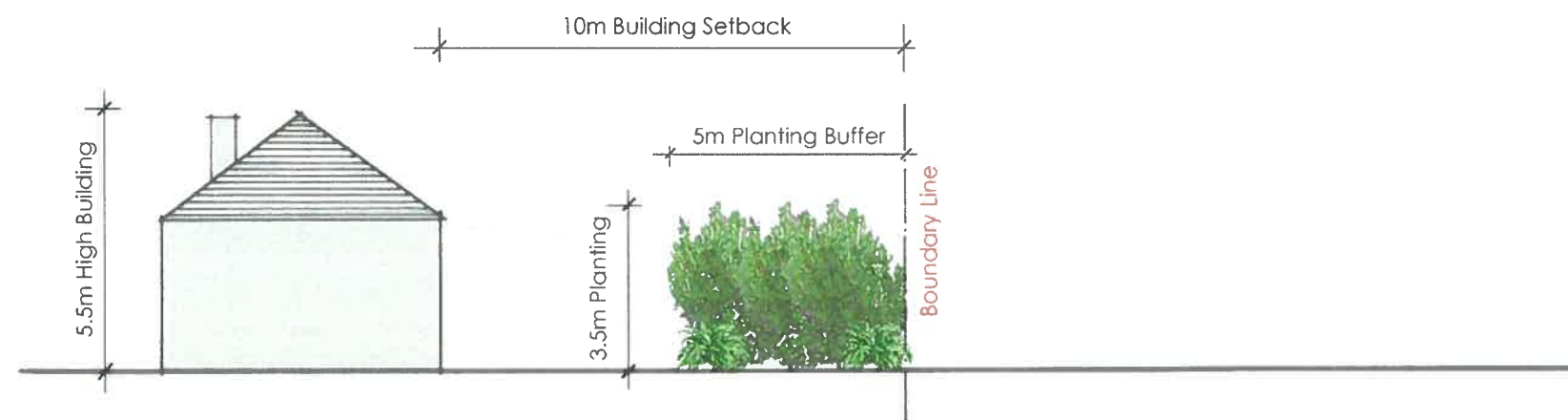
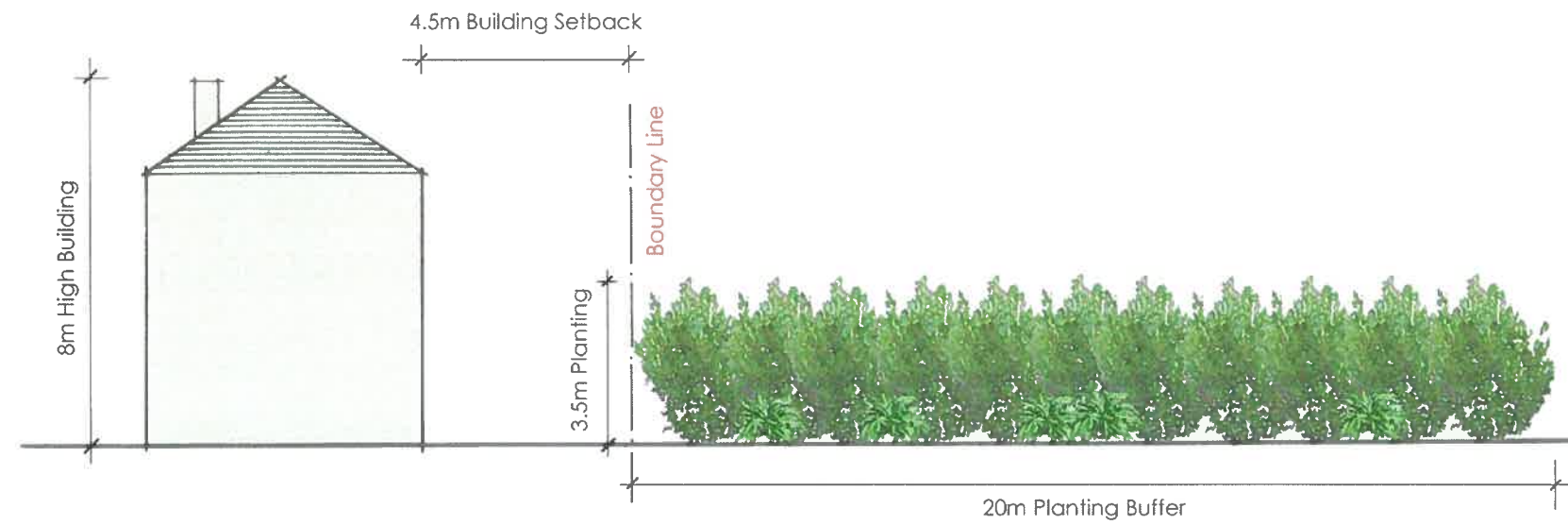
6. I agree with the report, in that some form of buffer within the ORHL land would be more effective that reliance upon existing vegetation outside the site, especially in regards to long term mitigation of effects between the proposed Low Density housing area and the Rural General land that adjoins that area.
7. In my experience buffers can be an effective form of mitigation, assuming that those buffers are practical and effective. The proposed buffer of 20 metres, with a cross section as indicated in the 42A report, would mitigate visual effects as intended. There are however better means of addressing those effects.
8. The proposed buffer is 20 metres in width and with planting up and over the 'summit' could be 8-10 metres in height including planting. There are potentially adverse matters that arise from a buffer of this form that need to be considered. These include:
 - **Shading:** A buffer of this scale would have considerable shade effects, especially in winter, and in morning hours. This shading could possibly extend some distance over residential areas and the adjoining rural areas.
 - **Cost:** the proposed buffer would have a significant cost (approximately \$2-3000 per lineal metre including mounding both in construction and maintenance – mounding, planting, mulching and irrigation). This is a significant cost to be borne eventually by individual landowners or the developer. If undertaken by the developer the end option in regards to ownership is either ongoing maintenance by a body corporate, an option which is difficult to enforce, or Council ownership, an option which I doubt Council would want to pursue.
 - **Visual character:** the intrusion of a large mound and planting into that landscape could potentially have an adverse effect on the landform character. Potentially a case of substituting one adverse effect with another. This type of buffer is more commonly found on the edge of motorways, not in Rural Wanaka.

- The proposed planting would adversely affect resident's views from within the Low Density Zone and could adversely affect wider views from adjoining neighbours outside that Zone.
9. Taking the above into consideration I believe that there are more appropriate forms of mitigation that would work. This could utilise a combination of planting and design controls, with the end effect being glimpses of single level buildings set back from strong planting. I have attached a drawing (*refer BDG 1786 – SK04 Setback and Buffer Planting elevation*).
10. This drawing shows 2 scenarios: Both options show planting on level land to a height of approximately 3.4-4 metres. I have also shown 2 building heights: One being an 8 metres building and the other a 5.5 metre building.
11. My preferred **recommendation** would be the following:
- That a 10 metre setback is established within lots that adjoin the SW and SE boundaries of the proposed Low Density residential area.
 - Within that 10 metre setback 5 metres of planting adjacent to the boundary shall be undertaken by the individual landowner or developer, to a density and type to be specified in an agreed set of controls. The planting should select evergreen shrub species of a mature height of approximately 3-4 metres. Indigenous plantings would be most suitable
 - That dwellings within the specified lots, where the setback is required, would be subject to design controls that require recessive colour controls on walls and roofs, above and beyond those on the rest of the Low Density Zone and should be no greater than 5.5 metres in height.

Summary

12. The visual character arising from the above would be both practical and achievable. An 8 metre dwelling along those edges would require mitigation of a scale that would lose more than it gained in regards to landscape character, and the buffer recommended in the 42A report would be expensive to construct and expensive to maintain. Shading would also be a significant concern. The buffer that I have recommended would be beneficial for both residents of the Proposed Low Density Zone, and for neighbours to that zone.

P J Baxter
August 2015



+ BALLANTYNE RIDGE - SETBACK AND BUFFER PLANTING ELEVATIONS

REFERENCE : 1786-SK04 - SCALE = 1:150 AT A3 - 14 AUGUST 2015