Before Queenstown Lakes District Council

In the matter of	The Resource Management Act 1991
And	The Queenstown Lakes District proposed District Plan – Rezoning Hearing Topic 12 – Upper Clutha mapping

SUPPLEMENTARY STATEMENT OF EVIDENCE OF YVONNE PFLUGER FOR

Glendhu Bay Trustees Limited (#583)

Dated 07 June 2017

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Introduction

1 My name is Yvonne Pflüger.

2 My evidence in chief dated 11 April 2017 outlines my experience and qualifications relevant to this evidence in respect of the Upper Clutha mapping hearings.

3 In my evidence I provide a detailed description of the Parkins and Glendhu Bay area, including the landforms and land uses that have shaped the existing landscape.

4 Prior to preparation of my evidence in chief a number of changes to the proposal were undertaken by the submitter, many of which addressed concerns expressed by the Council's experts in their evidence.

5 In my evidence I assessed the landscape, visual and natural character effects in detail for each one of the proposed activity areas of the proposed zone. The proposed development within the GSZ is confined to the less natural parts of the station and confined to the visual catchment within the lower Fern Burn Valley floor, including the Glendhu/ Parkins Bay lake shore. Within this comparatively small part of the station the level of existing and consented development is considerably higher than on the surrounding landscape character areas. In my view, the submitter's approach to consolidate development in this confined, lower-lying part of the wider landscape near the lakeshore, with extensive protective covenanting over the wider landscape is preferable to a more widespread form of development.

6 The proposal will provide for a range of recreation and tourism opportunities in a special landscape. The activities will be located in appropriate parts of the proposed GSZ, where they can create a sense of place associated with the existing development. This includes an area to add to the adjacent popular camping activities in an area where it is visually associated with the existing campground on the Glendhu Bay lake shore. The planned complimentary rural/ artisan activities associated with the farm homestead will build on the character of the existing node of development and will read as a coherent cluster of buildings. The golf course and associated buildings, such as the clubhouse will become the features of Parkins Bay without changing the character already expected under the consented golf resort. Through the proposed consenting process, including the application of design assessment matters now proposed, the residential accommodation will be in character with the consented, individually sited homesites in a varied part of the landscape that with suitably landscaped surrounds (as proposed) is suited to absorbing this type of change.

7 I concluded that the proposed development would not cause inappropriate visual or amenity effects on the Glendhu – Parkins Bay landscape in comparison to what has been consented by the Environment Court due to an amended rule framework that would provide sufficient control over any future development within the activity areas. Natural character effects are avoided by the provision of sufficient setbacks from the lake and streams (see proposed rule 44.6.3).

Comment on Mr Ferguson's Supplementary Evidence

8 In the following section I provide comments on Mr Ferguson's supplementary evidence as it relates to landscape matters and Dr Read's landscape rebuttal evidence for Council; I note that Dr Read supports a number of changes to the proposal[1]:

Homesites

9 I understand that Dr Read has some concerns in relation to the height of the proposed buildings, including the eight additional homesites (para 3.2(f)). Mr Ferguson outlines the changes in building heights which would only amount to 0.2m to the consented design (top of roof). While I haven't re-examined the visibility of each individual building since the consent was granted, I consider that, when considered within a setting of 50 consistently designed and landscaped units, such a small change would be visually barely discernible when viewed from public viewpoints such that adverse visual effects would be avoided.

10 In addition, I have assessed the eight additional homesites on site in detail and made some recommendations in relation to the micro-siting. The submitter has developed detailed designs for the building platforms on each of these eight Homesites, which include choice of appropriate RLs, earth mounding and specific planting and retention of existing native vegetation to ensure that at most only very small parts of the buildings (less than the top metre) will be visible from any of the viewpoints along the road between the Fern Burn bridge and the Glendhu Bluffs.

11 **Appendices 1 and 2** show the mapping of the Zone of Visual Influence on an overview map for the overall development (**Appendix 1**) and for the eight

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[1] a) Deletion of lodge area (para 3.2(a))
b) LS activity movement to east and confined to lower terrace (para 3.2 (b)
c) Removal of R pod north of road (para 3.2 ©)
d) Aggregation of 4 residential pods in to one (para 3.2 (d))
e) "in the main" GSZ as amended would give rise to development which is more closely in keeping with that consented, than original submission (para 4.2)

homesites with detailed maps (see **Appendix 2**, both prepared by Darby Partners Ltd). The maps show the mapping of visibility based on detailed terrain data (0.25m contours within development area) for 14 viewpoints located along Mount Aspiring Road between the Fern Burn bridge and Glendhu Bluffs. The rays of visibility are colour-coded and indicate which viewpoint provides views to specific areas. **Appendix 3** contains a table that provides details on the potential visibility of 3.8m high buildings to be erected on the building platforms identified in the detailed maps at the specified RLs (consistent with the modelling undertaken in 2008).

12 A detailed design has been developed for the eight additional Homesites as shown on the attached plans. The location of the proposed building platforms, as well as earth mounding and planting is shown at 1m contour intervals, illustrating the potential to reduce visibility to very low levels for these Homesites with the proposed positioning of Homesites and mitigation mounding/ shaping. **Appendix 3** contains a table with detailed information about the extent of potential visibility of the eight proposed Homesites based on the terrain modelling and proposed planting.

13 Based on this detailed information and site specific design I consider this level of visibility appropriate and in line with potential visibility of the other consented Homesites. In my view, this detailed site analysis and micro-siting will ensure that inappropriate adverse effects, over and above the effects of the consented development, can be avoided. The introduction of an additional eight homesites in the context of the overall development will, in my opinion, not introduce a higher level of domestication in this part of the landscape, given that the mitigation measures in the form of planting were originally designed for the overall development of 50 residential sites. It should be noted that the ecological enhancement planting and screening vegetation was developed for the originally proposed 50 sites and none of the planting areas subsequently withdrawn when eight sites were not further pursued. The consented development will introduce a higher level of domestication within this contained part of the landscape than is currently found and I consider that the additional eight Homesites would be in character with this development in terms of their location, siting and mitigation measures.

14 The building design forms an important aspect of the overall visual effect of the residential dwellings and I am in support of the introduction of assessment matters, as outlined in Mr Ferguson's supplementary evidence. This will, in my view, help ensure that the overall amenity of the development is maintained through a consistent design standard, while allowing for some site specific variation of buildings.

Lakeshore Activity Area

15 In relation to the setbacks within the Lakeshore Activity Area, Mr Ferguson provides clarification that a 20m Fixed Marginal Strip (Crown Land) and 3m boundary setback will result in an overall 23m setback from the lake edge. I consider this an appropriate setback distance to maintain the natural character values of the lake and visual effects would be similar to the consented clubhouse, which had the same setback distance.

Open Space / Farm Activity Area OS/F Activity Area

16 Mr Ferguson outlines a potential alternative approach to the management of the large bulk of the Open Space / Farm Activity Areas, which could be managed as Rural Zone. While the management as Rural Zone would in my view lead to a similar level of landscape protection in the area, I concur with his findings in this respect.

17 The extension of G activity area over the Fern Burn near the moraine slope will visually integrate the stream and adjacent terraces in the overall golf course design. I anticipate that this would not lead to a significant change in the landscape character or visual amenity of the area, given that it is currently in pastoral use.

Conclusion

18 In my evidence I assessed the visual amenity, landscape and natural character effects of all proposed activity areas and provided an overall assessment of cumulative effects for the entire GSZ. I have reviewed the proposed GSZ activity areas and associated provisions in light of the amendments outlined in the supplementary evidence provided by Mr Ferguson.

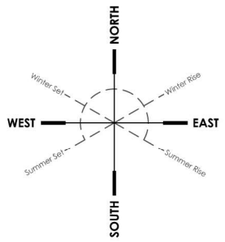
19 I concluded that the proposed development within the GSZ is confined to less natural parts of the station where it is visually confined within the lower Fern Burn Valley floor. Within this comparatively small part of the station the level of existing and consented development is considerably higher than in the surrounding landscape character areas. In light of this development within a confined node located in a much broader district-wide ONL, I consider that appropriate landscape outcomes can be achieved through the activities proposed in each of the Activity Areas.

20 The proposed comprehensive regeneration and revegetation programmes would, in my view, enhance the overall visual amenity associated with the proposed use, management and development within the Glendhu Station Zone.

Dated 7th of June 2017 **Yvonne Pflüger**

Appendix 1: Zone of Visual Influence Mapping for 50 Homesites

The attached map (prepared by Darby Partners Ltd) shows the mapping of visibility based on detailed terrain data (0.25m contour data within development area) for 14 viewpoints located along Mount Aspiring Road between the Fern Burn bridge and Glendhu Bluffs. The rays of visibility are colour-coded and indicate which viewpoint provides views to specific areas.



KEY:

47 Original Homesites

25 Proposed Homesites

MODEL CONSTRUCTION:

The base model has been constructed using survey data for the extent of the site. Beyond this the 20m contour data from LINZ has been used.

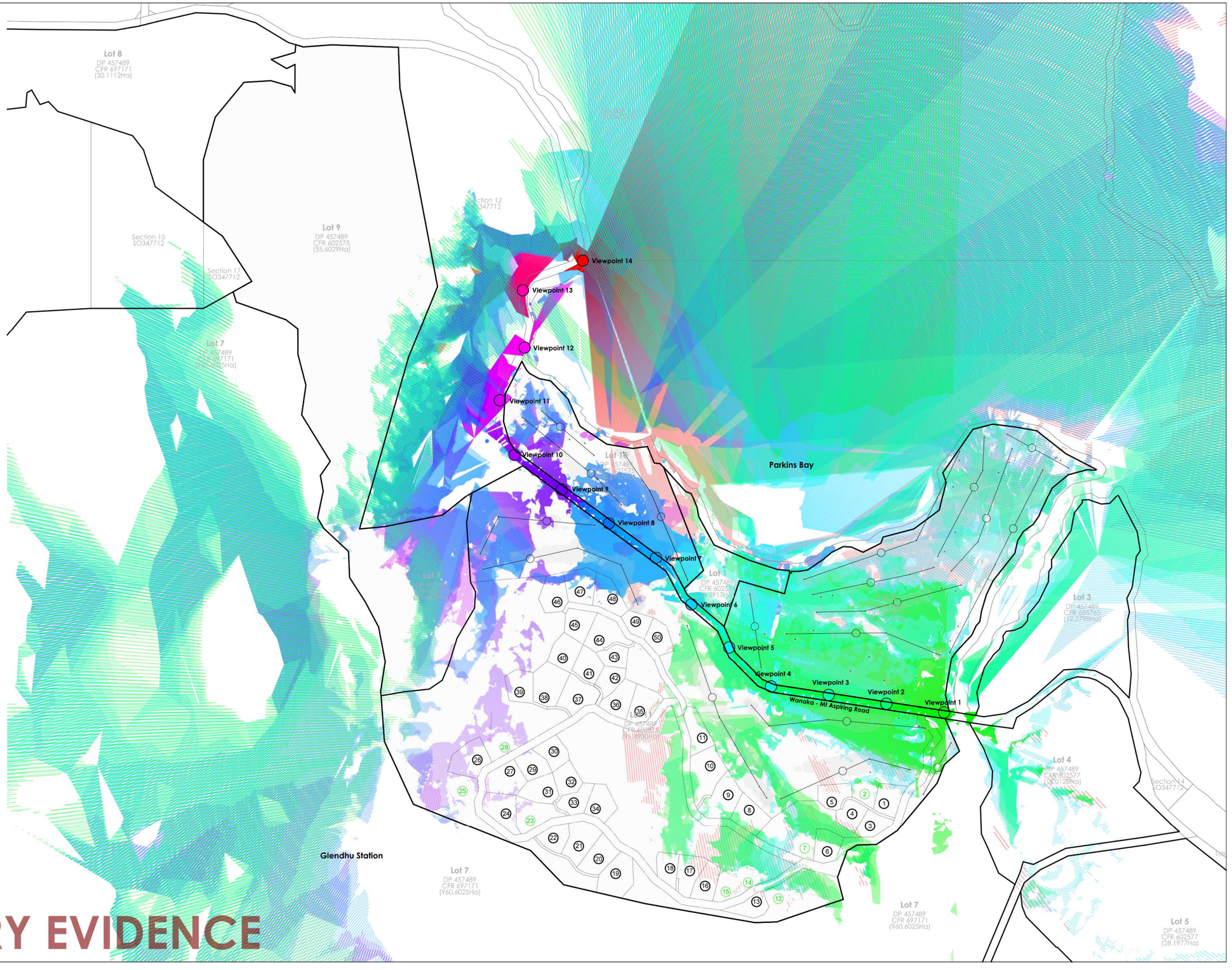
Additional to the base information each building platform has been modelled at the specified RL and then the homesite building at a height of 3.8m has been added.

Mitigation mounding and proposed mitigation planting was then modelled specific only to each proposed homesite.

ZTV ANALYSIS:

ZTV (visibility) analysis is based on points mapped at 150m centres along the road at a height of 1.5m above the existing terrain model. View lines were radiated about each view point. The lines ascertain what is and is not visible from that point similar to what a person sitting in a car is likely to see.

If the lines stop short of a homesite building then the intervening landform or mitigation mounding and planting have screened the view. If the lines touch the building then that part of the building is visible. How much of the building is visible can only be determined through cross section analysis.



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SCALE: 1:5,000 (A1); 1:10,000 (A3)

0 50 100 250m

NOTE:

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GLENDHU STATION ZONE
ZTV ANALYSIS AND VIEWPOINT LOCATIONS

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.01	-

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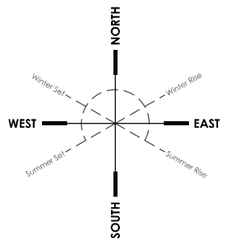
Appendix 2: Detailed Zone of Visual Influence Mapping for Eight Homesites

A detail design has been developed for the eight additional Homesites as shown on the attached plans. The location of the proposed building platforms, as well as earth mounding and planting is shown at a 1m contour interval, illustrating the potential to reduce visibility to very low levels for these Homesites.

The attached eight detailed maps (prepared by Darby Partners Ltd) show the mapping of visibility based on detailed terrain data for 14 viewpoints located along Mount Aspiring Road between the Fern Burn bridge and Glendhu Bluffs. The rays of visibility are colour-coded and indicate which viewpoint provides views to specific areas.

The model is based on 0.25m contours within the development area and 20m LINZ contours outside. The proposed planting shown on the maps is modelled at 2m high and large existing vegetation outside the development area is based on accurate survey data.



KEY:

- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (2) RL 305.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint
  - Shift 3m North
  - Shift 3m West
- Homesite (2) RL 305.0 — Proposed RL Datum
  - No Change
- Proposed Curtilage Area
  - 1,200m²

SUPPLEMENTARY EVIDENCE

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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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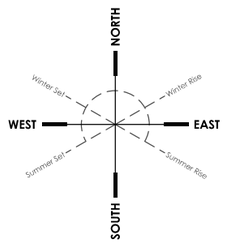
-	For Information Only	07.06.17	ZC	-	DT

GLENDHU STATION ZONE

HOMESITE 2
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.03	-



KEY:

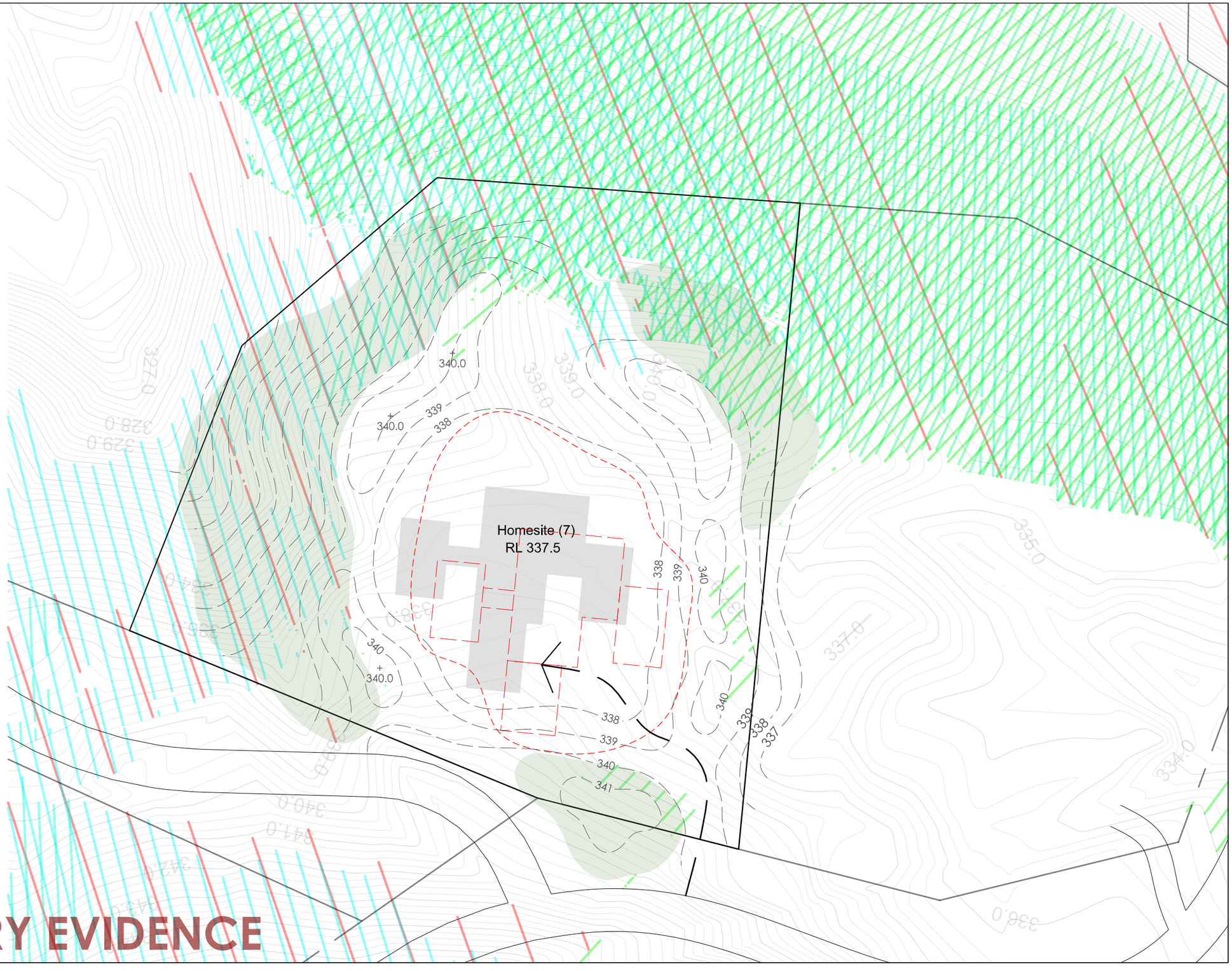
- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (7) RL 337.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint
  - Shift 5m North
  - Shift 5m West
- Homesite (7) RL 337.5 — Proposed RL Datum
  - Raised 0.5m
- Proposed Curtilage Area
  - 1,200m²



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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE

HOMESITE 7
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.04	-

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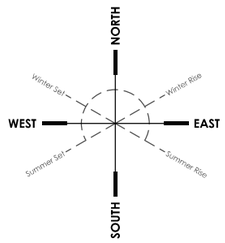


KEY:

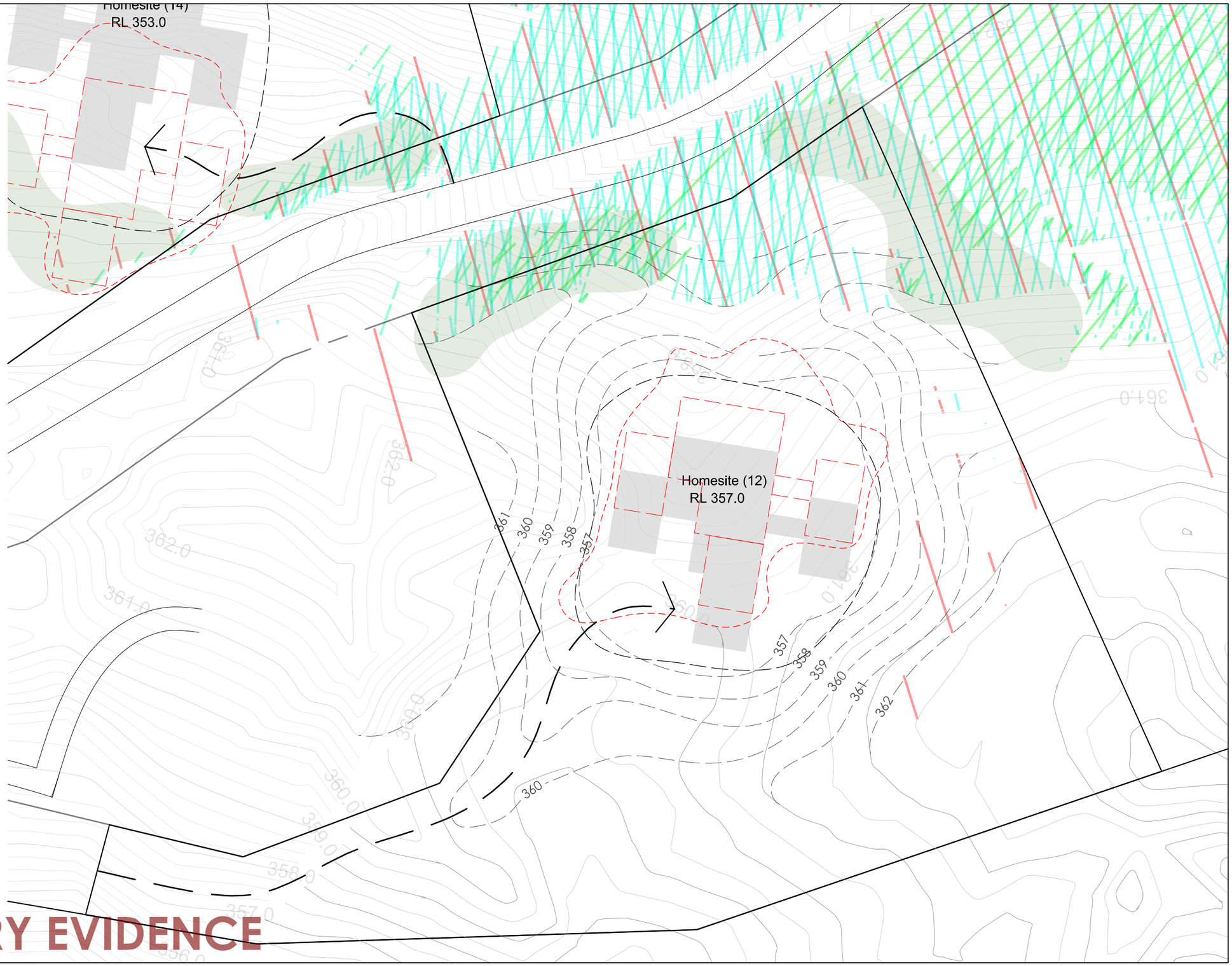
- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (12) RL 357.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint - Shift 5m North
- Homesite (12) RL 357.0 — Proposed RL Datum - No Change
- Proposed Curtilage Area - 1,200m²



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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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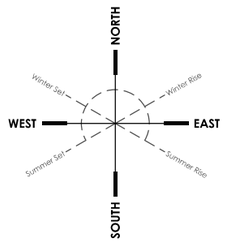
GLENDHU STATION ZONE

HOMESITE 12
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.05	-



KEY:

Proposed Lot Boundary

Proposed Revegetation (2m)

Proposed Mitigation Mounding

ORIGINAL HOMESITE

Building Footprint

Homesite (14) RL 355.0 — RL Datum

Curtilage Area

PROPOSED HOMESITE

Building Footprint
- Shift 15m North

Homesite (14) RL 353.0 — Proposed RL Datum
- Lower 2.0m

Proposed Curtilage Area
- 1,200m²

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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE

HOMESITE 14
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
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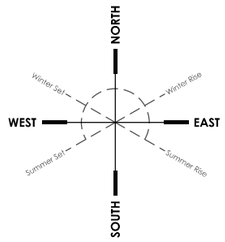

KEY:

- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (15) RL 358.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint - Shift 25m North
- Homesite (15) RL 356.0 — Proposed RL Datum - Lower 2.0m
- Proposed Curtilage Area - 1,200m²

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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE

HOMESITE 15
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
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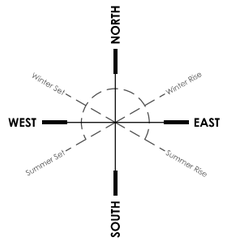


KEY:

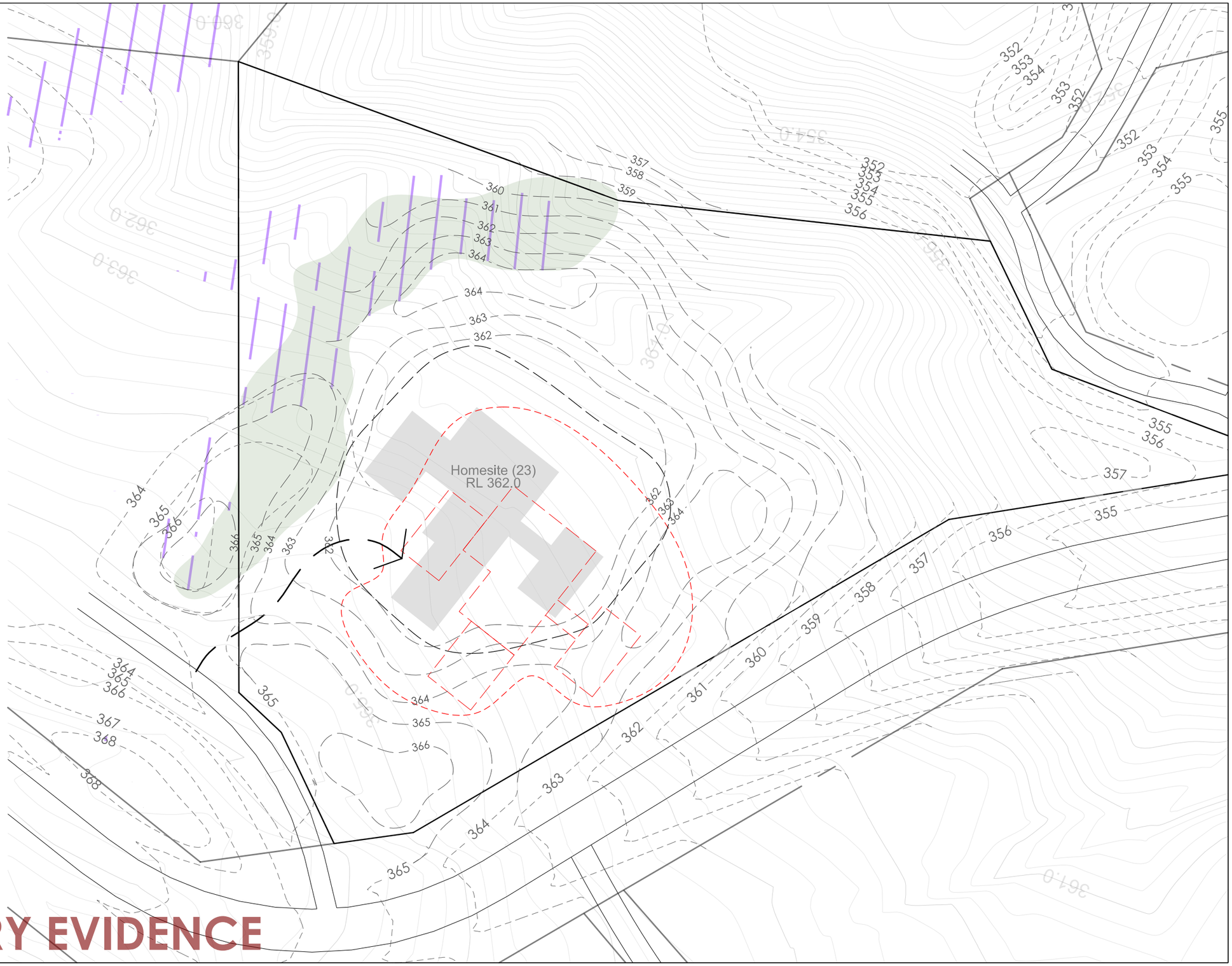
- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (23) RL 362.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint
  - Shift 5m North
  - Shift 10m West
- Homesite (23) RL 362.0 — Proposed RL Datum
  - No Change
- Proposed Curtilage Area
  - 1,200m²



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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE

HOMESITE 23
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.08	-

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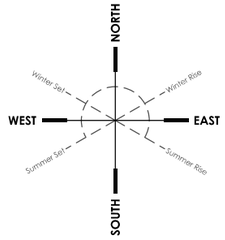


KEY:

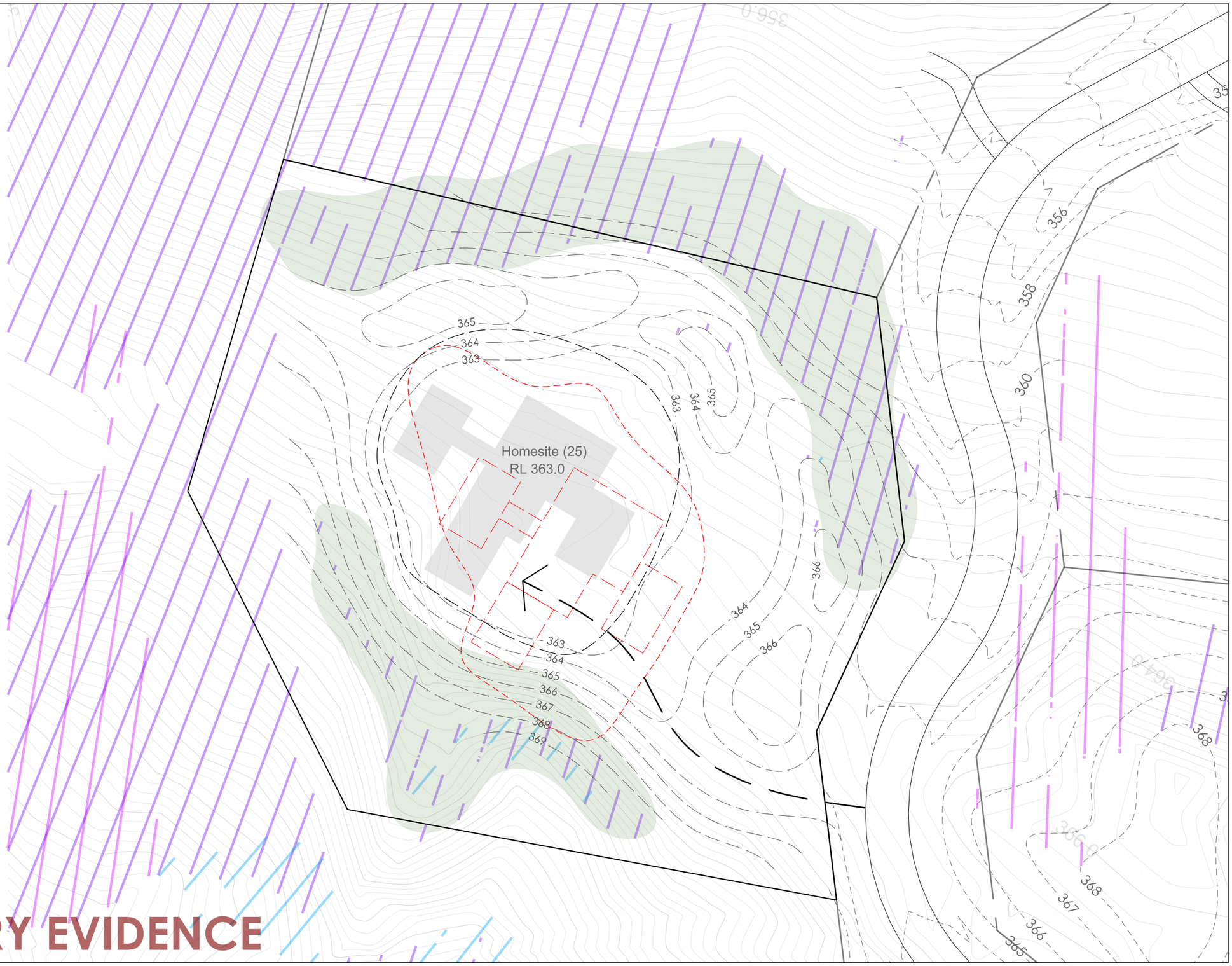
- Proposed Lot Boundary
- Proposed Revegetation (2m)
- Proposed Mitigation Mounding

ORIGINAL HOMESITE

- Building Footprint
- Homesite (25) RL 364.0 — RL Datum
- Curtilage Area

PROPOSED HOMESITE

- Building Footprint
  - Shift 5m North
  - Shift 10m West
- Homesite (25) RL 363.0 — Proposed RL Datum
  - Lower 1.0m
- Proposed Curtilage Area
  - 1,200m²



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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE
HOMESITE 25
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.09	-

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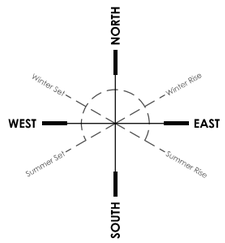


KEY:

Proposed Lot Boundary

Proposed Revegetation (2m)

Proposed Mitigation Mounding

ORIGINAL HOMESITE

Building Footprint

Homesite (28) RL 351.0 — RL Datum

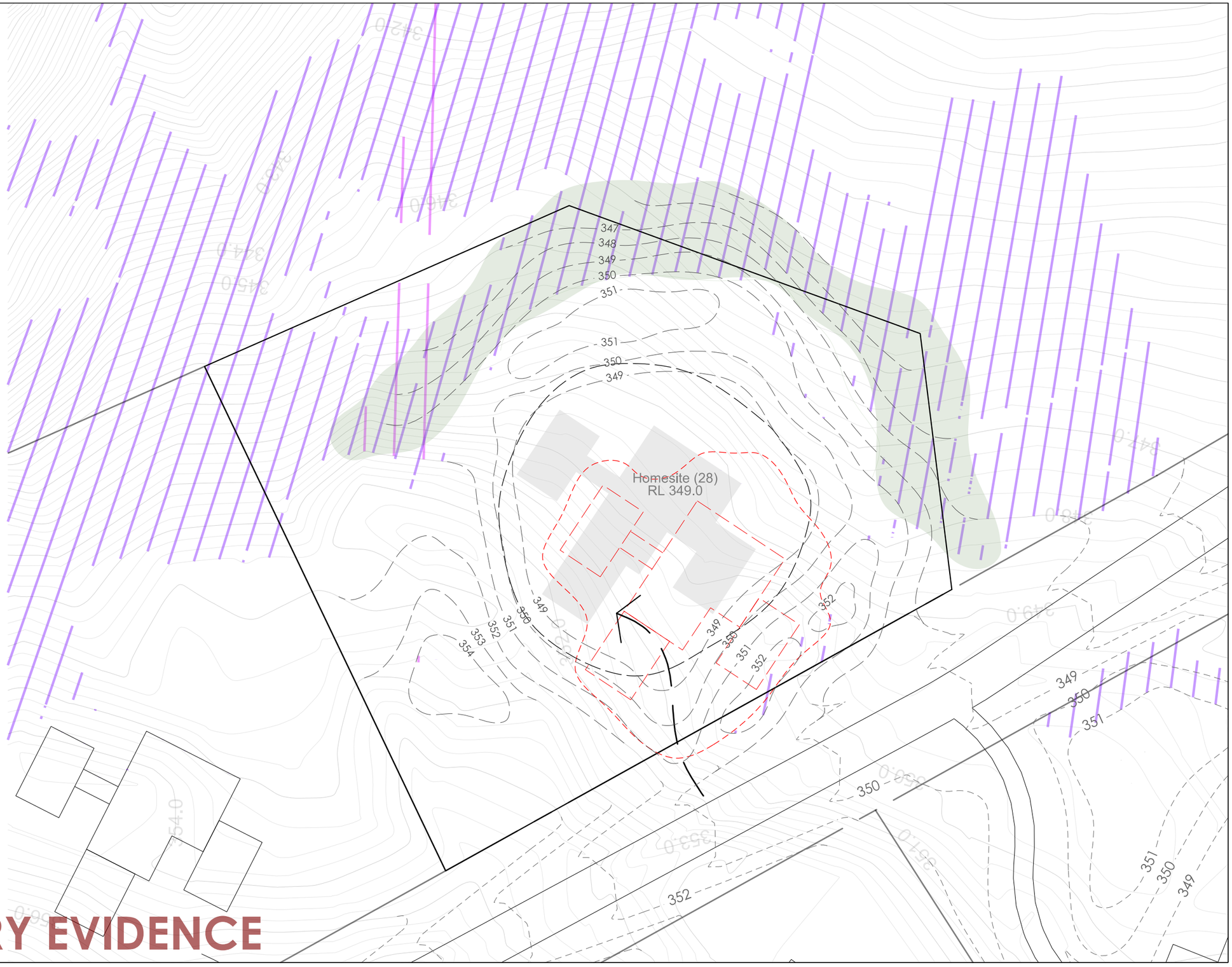
Curtilage Area

PROPOSED HOMESITE

Building Footprint
- Shift 5m North
- Shift 10m West

Homesite (28) RL 349.0 — Proposed RL Datum
- Lower 2.0m

Proposed Curtilage Area
- 1,200m²



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SCALE: 1:250 (A1); 1:500 (A3)

0 5 10 15m

NOTE:

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GLENDHU STATION ZONE

HOMESITE 28
EARTH SHAPING & PLANTING SITE PLAN

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
EVIDENCE	PB_9	DP-003.10	-

Appendix 3: Table of Potential Visibility for Eight Additional Homesites

The attached table (prepared by Darby Partners Ltd) outlines the potential visibility of 3.8m high buildings to be erected on the identified building platforms at specified RLs.

GLENDHU STATION ZONE
Homesites 2,7,12,14,15,23,25,28
Comparison of visibility between original homesites (2008) and proposed homesites (2017)
Date: 7 June 2017

HOMESITES	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10	VP11	VP12	VP13	VP14	
2 (2008)					Partial up to 0.7m		Partial up to 2.6m							Full vis up to 2m	**LC/EC Model, Ex Planting and Revege 2m Planting
2 (2017)	**<0.75m**	**<1.0m**			**NV**	**NV**								**NV**	** Ex Veg, Mitigation and Reveg in Model
7 (2008)					Partial up to 0.35m								Partial vis up to 1.3m	Partial vis up to 1.4m	**LC/EC Model, Ex Planting and Revege 2m Planting
7 (2017)		**NV**	**Partial <0.2m**	**NV**	**NV**	**NV**							**NV**	**Partial <1.0m**	** Ex Veg, Mitigation and Reveg in Model
12 (2008)				Partial up to 0.3m	Partial up to 1m								Full vis up to 2m	Partial vis up to 1.8m	**LC/EC Model, Ex Planting and Revege 2m Planting
12 (2017)			**Partial <0.25m**	**Partial <0.5m**	**Partial <0.75m**	**NV**							**NV**	**Min Partial <1.0m**	** Ex Veg, Mitigation and Reveg in Model
14 (2008)	Partial vis up to 2m	Partial vis up to 2m	Partial vis up to 2.1m										Full vis up to 2.5m	Partial vis up to 2.3m	**LC/EC Model, Ex Planting and Revege 2m Planting
14 (2017)		**Partial <1.0m**	**Partial <1.0m**	**Partial <1.0m**	**Partial <1.0m**	**NV**					**NV**	**NV**	**NV**	**NV**	** Ex Veg, Mitigation and Reveg in Model
15 (2008)		Partial up to 0.1m		Partial up to 0.5m							Full vis up to 1.85m		Full vis up to 2m	Partial vis up to 2m	**LC/EC Model, Ex Planting and Revege 2m Planting
15 (2017)		**Partial <0.75m**	**Partial <0.25m**	**Partial <0.75m**							**NV**	**NV**	**NV**	**Partial <1.0m**	** Ex Veg, Mitigation and Reveg in Model
23 (2008)											Partial vis up to 2.7m		Full vis up to 3m	Full vis up to 3m	**LC/EC Model, Ex Planting and Revege 2m Planting
23 (2017)											**NV**		**NV**	**NV**	** Ex Veg, Mitigation and Reveg in Model
25 (2008)									Full vis up to 2.8m					Full vis up to 3.5m	**LC/EC Model, Ex Planting and Revege 2m Planting
25 (2017)									**Partial <0.75m**					**NV**	** Ex Veg, Mitigation and Reveg in Model
28 (2008)									Fully Visible		Fully Visible			Fully Visible	**LC/EC Model, Ex Planting and Revege 2m Planting
28 (2017)									**Partial <0.75m**		**NV**			**NV**	** Ex Veg, Mitigation and Reveg in Model