

Landscape Assessment Report

Homestead Bay Development
Fast-track Approvals Act Application

10 April 2025



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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by RCL Homestead Bay Ltd (**the Applicant**) to assess the actual and potential landscape and visual effects of the Homestead Bay Development.

The Homestead Bay Development is situated within Lot 8 DP443832 and Lot 12 DP364700 that have a combined area of 205ha.

The proposed Homestead Bay Development will comprise of 1,438 standard density lots, medium and high density super lots that will be developed for future duplex, terrace and apartment type housing, 3 commercial lots and a 3ha overlay area to allow for a school within Lot 8, DP 443832 (**the Site**). In total, the proposal will provide for approximately 2,530 housing units, the commercial development area and possibly a school. The site is 205ha in area, located immediately south of Jack's Points, adjacent to Kingston Road / State Highway 6 (**SH6**).

RMM, along with several other consultants, have been involved throughout the entire design and assessment process which has informed the proposed subdivision layout.

This design process has included the key following steps:

- More than a dozen Site visits between August 2022 and January 2025.
- An analysis of the landscape character, ecology, visibility, connectivity and land use aspects of the Site and the surrounding area.
- An analysis of the Queenstown Lakes District Council (**QLDC**) zoning and overlays within the Site.
- A review of the following documents:
 - The Queenstown Lakes Proposed District Plan (**PDP**).
 - Queenstown Lakes Spatial Plan.
 - The Remarkables Station / Jardine / Homestead Bay PDP Appeals (RJH) Workshop.
 - Statement of Evidence of Dr Marion Read, on behalf of QLDC, in the Matter of Hearing Stream 13 - Queenstown Annotations and Rezoning Requests (Landscape - 24 May 2017).
 - Jack's Point Village Report (Boffa Miskell 2021).
 - The Coneburn Area Resource Study, Updated Version 2015.
- Council and Stakeholder Workshops.
- Designing the subdivision plan.

The landscape assessment report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions that are within the PDP.
- The identification and description of the receiving environment, including the site. The receiving environment is described in terms of the landform, land cover and land use and how those landscape attributes contribute to the receiving environment's existing landscape values.

- An assessment of the actual and potential landscape, natural character and visual effects, including cumulative effects.
- An assessment against the relevant statutory provisions.
- A conclusion.

This report is accompanied by the Homestead Bay Development Design Document (**DD**) that has been jointly prepared by RMM and Urban Shift. This document outlines the design process in which the proposed development stem from. It contains the process used through the design phase, the site context and analysis including the PDP planning map, the Homestead Bay Strategy and Principles, the proposed Structure Plan and photographs of the site from the surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹ (**TTatM Guidelines**).

The site and its surrounds have been visited more than a dozen times between August 2022 and January 2025. These site visits were undertaken to assist in understanding the landscape character and values within the receiving environment, refine and integrate the initial concepts through ground-truthing, and then to assess the proposal's actual and potential landscape and visual effects.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposed Homestead Bay Development are found in the Resource Management Act 1991 (**RMA**) and the PDP, that both provide the policy framework against which this landscape assessment has been evaluated.

The table included in Figure 1 outlines the rating scales that are referred to in this report. The table included in Figure 2 is a comparative scale between the seven-point scale and the 'RMA scale'.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Figure 1. The seven-point landscape and visual effects rating scale.²

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 2. The comparative scale of degree of effects.³

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

² *ibid.* Page 140.

³ *ibid.* Page 151.

2 The Proposal

2.1 Description of the Proposal

The Homestead Bay Development will comprise of 1,438 standard density lots, medium and high density super lots that will be developed for duplex, terrace and apartment type housing, 3 commercial lots and a 3ha area 'overlay' area for a potential future primary school. In total, the proposal will provide for approximately 2,530 housing units, as illustrated on **DD Sheets 25 - 48**.

The initial concept for Homestead Bay is based on a few key moves:

- A spine of commercial / community activities and higher density housing associated with the recreation grounds and open space along the northern boundary.
- Decreasing housing density to the south with lower densities on the more sensitive and visible ground.
- A 'green frame' of open space neighbourhood parks including the recreation grounds to the north, the gullies, the knolls overlooking the lake and the landscape strip along SH6.
- A public transport spine through the higher density areas linking SH6 with Homestead Bay / Māori Jack Road, and a potential loop through the centre of the Site.
- A perimeter walking / cycling path around the Site providing access to the lake edge and to a wider network of trails and paths.

The complete details of the proposed development are set out in the documents that accompany the Fast-track Application. The following points are of key relevance to an assessment of landscape and visual effects.

2.1.1 *Standard Density*

More than half the Site will comprise of 1,438 standard density residential allotments. These lots vary in size from 200m² to 2,519m². Look and feel imagery illustrating the type of standard density housing that is anticipated is illustrated on **DD Sheet 34**.

The design standards for the future dwellings are based upon the built form and location standards for the Hanley Downs⁴ residential area of the Jacks Point Zone in Chapter 41 of the Proposed District Plan, with some minor variations, and include:

- There will be no more than one residential unit per lot.
- The maximum height of a building will be 8m.
- Buildings on lots less than 550m² will not exceed a maximum site coverage of 60%. Buildings on lots greater than 550m² will not exceed a maximum site coverage of 50%.
- Recession planes differ, dependant on the lot being smaller or larger than 380m². For lots less than 380m², buildings will comply with the below recession plane diagram:

⁴ The PDP uses the name Hanley Downs, whereas the development itself is called Hanley's Farm. For reference, this report uses the term Hanley's Farm because this is how it is commonly referred to.

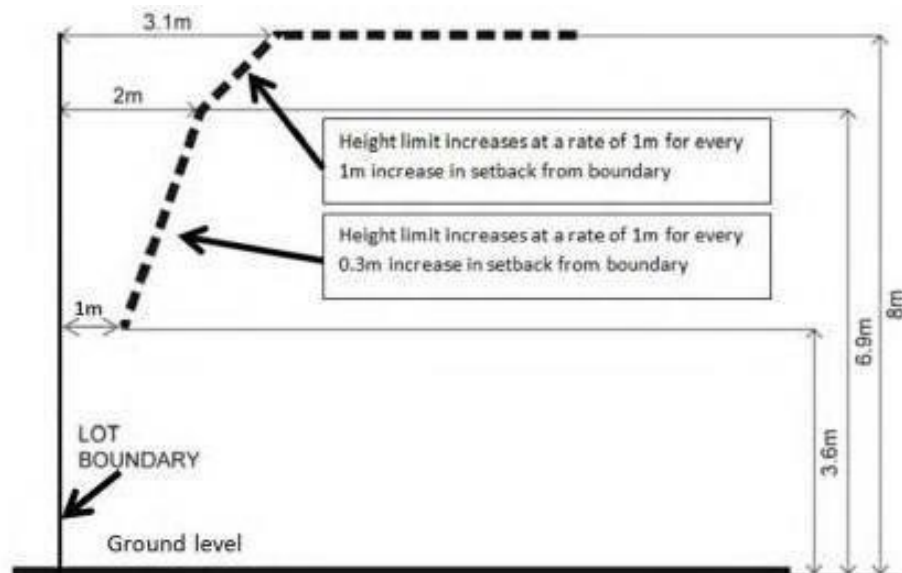


Figure 3: Recession Plane Diagram

- For lots larger than 380m² buildings will comply with the below recession planes:
 - No part of any building on a flat site inclined towards the site at the following angles:
 - Northern boundary: 55 degrees
 - Western and eastern boundaries: 45 degrees
 - Southern boundary: 35 degrees
 - The recession planes commence at:
 - 3.5m above ground level at any given point along any internal site boundary up to a distance of 12m from a rear internal boundary; and
 - 2.5m above ground level at any given point along any internal site boundary of a rear internal boundary or any internal site boundary of a rear site.
 - The exception to this is gable end roofs, that may penetrate the above building recession plane restrictions by no more than one third of the gable height
- Building setbacks differ dependant on the lot being smaller or larger than 380m². For lots less than 380m², buildings will meet specific Front, Rear and Corner site setback rules.
 - Front sites (not including corner sites)
 - One internal setback of 3m;
 - A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary; and
 - All remaining internal setbacks of 1m.
 - Corner sites (lots with more than one road frontage)
 - A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
 - One internal setback of 3m;
 - All remaining internal setbacks 1m.

- Exceptions
 - Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
 - The eaves of any residential unit may encroach into the setback by no more than 400mm;
 - No setbacks are required when buildings share a common wall at the boundary.
- For lots larger than 380m² buildings will comply with the below building setbacks:
 - Front sites (not including corner sites)
 - One internal setback of 3m;
 - A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary;
 - For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
 - All remaining internal setbacks of 1m.
 - Corner sites (lots with more than one road frontage)
 - A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
 - One internal setback of 3m;
 - All remaining internal setbacks 1m.
 - Exceptions
 - Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
 - The eaves of any residential unit may encroach into the setback by no more than 400mm;
 - No setbacks are required when buildings share a common wall at the boundary.
- External cladding of future buildings will comply with the following:
 - at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35%; and
 - roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.
- The final design and appearance of future buildings will also be required to accord with design guidelines to be prepared by the developer (registered via a covenant on the titles for the lots) which will be very similar to the Hanley's Farm Design Guidelines.

Overall, it is envisaged that contemporarily designed dwellings and their associated outdoor living / landscaped spaces will complement the landscape setting and create a high standard of development.

2.1.2 **Medium Density Superlots**

Medium density Superlots will be located within the Site's northeast corner and located at the northern and southern ends of several residential blocks within the centre of the Site.

Medium density Superlots will primarily consist of duplex and terraced houses and will be developed to contain approximately 200 units.

The design detail of the Superlots is ongoing. At a high-level it is envisaged that the duplex and terraced houses and their associated outdoor / landscape spaces will have a contemporary design providing a high level of visual interest, will positively address the future street environments and will be consistent with the wider architectural aesthetic within the district.

Future development within the Superlots will be subject to future land use consents. Look and feel imagery illustrating the type of medium density housing that is anticipated is illustrated on **DD Sheets 32 - 33**.

2.1.3 High Density Superlots

High density Superlots will be located within the Site's north quadrant.

High density Superlots will primarily consist of apartment and terrace buildings, up to five storey's tall and terraced houses and will be developed to contain approximately 900 units.

The design detail of the Superlots is ongoing. However, at a high-level it is envisaged that contemporarily designed apartment buildings and terraced houses will have a high level of visual interest, will positively address the future street and urban development and will speak to the wider architectural aesthetic within the Queenstown Lakes District will be developed.

Future development within the Superlots will be the subject to future land use consents. An indicative design of a high-density development within these Superlots, that can be developed as per the proposed rules is illustrated on **DD Sheets 27 – 29**.

2.1.4 Commercial

There is approximately 2.5ha of commercial land provided within the northern quarter of the Site, directly accessed along the primary road from the entrance round about. The commercial area will provide for approximately 11,000m² of commercial floor space to form a local centre to service the Homestead Bay community as well as surrounding residents.

Future development of the commercial area will be subject to future land use consents. An indicative design of a future commercial area, that can be developed as per the proposed rules is illustrated on **DD Sheet 30 – 31**.

2.1.5 School

The masterplan includes two approximate 3ha area 'overlay' areas, over the central area of the site for the provision of a school should the Ministry of Education (**MoE**) want to acquire the land. This is located centrally within the Site, allowing a future school to be easily accessed from Homestead Bay Road, SH6 and within the development through the internal roading and active travel networks.

This land will be offered to the MoE allowing the MoE to develop this land in the best way they see fit. If the MoE chooses not to develop this 3ha area, it will be developed as proposed Standard Density or Medium Density housing as proposed on the subdivision plan.

2.1.6 Streetscape Design

The indicative road network illustrates the primary and secondary internal vehicle connections through the Site. The proposed roundabout connection onto the state highway and connection into Jack's Point via Homestead Bay Road are the primary external vehicle connections into the proposed development.

2.1.7

Reserves

A network of reserves has been developed throughout the Site. The reserve spaces have been designed to enhance most of the natural landscape features within the Site by including high levels of indigenous vegetation planting proposed, contribute to the amenity of future residents, provide access throughout the development and for land disposal of wastewater.

The landscape masterplan, indicative cross sections through the reserve and open spaces, indicative imagery illustrating what the open spaces will be designed like and the planting strategy for these spaces are illustrated on **DD Sheets 35 – 64**.

SH6

The open space alongside SH6 varies in width is approximately 40 - 75m wide. It will consist of a native vegetated swale and earth mounding, that will be covered with grey shrubland species and mountain beech. The planting and overall width of the reserve will provide adequate separation between the development and SH6 and will assist with visually screening built form from SH6 whilst maintaining views to the surrounding mountains.

Lot 12

Lot 12 will remain free of built form (except utilities) and will be enhanced by planting extensive areas of native grey shrubland species and mountain beech trees on the slopes descending from Jack's Point and all areas of cut and fill, including native planting on the earth mounds around the utilities. Also, by planting low, riparian native vegetation species along all the ephemeral waterways, including the northern most gully within the Site.

Public access through Lot 12 will be created by an extensive network of trails that connect Homestead Bay with Jacks Point.

Incised Gullies and Scarp Faces

The majority of the two southern incised gullies and the scarp faces facing west towards Whakātipu-wai-māori (**Lake Whakatipu**⁵) will remain free from development and will be enhanced by planting native grey shrubland species, mountain beech and the like and allowing the vegetation to naturally regenerate.

Importantly, all areas of existing native vegetation within the proposed reserves will be maintained. This includes a mature stand of matagouri vegetation immediately east of the Chief Reko Road cul-de-sac

A network of public tracks will be located through the gullies, and up and around the scarp faces and to the lakefront to provide public access through these spaces. These trails, along with well-placed shelters / BBQ / play areas, viewing / seating areas will enhance the recreational opportunities and enjoyment for future residents.

The exception to the above, is infilling a small gully located immediately east and upslope of the Chief Reko Road cul-de-sac. The purpose of infilling this small gully is to create a large, usable, public reserve space above the scarp face that descends to Nathanael Place. Importantly, this area of land will provide future residents and park users open and relatively uninterrupted views to Lake Whakatipu and the distant mountains.

⁵ The lake is commonly called Whakātipu-wai-māori, Lake Whakatipu and Lake Wakātipu. RMM refer to the lake as Lake Whakatipu throughout our work, whilst recognising it's other names.

General

The indicative walking / cycling trails will provide the primary internal walking / cycling trails that will connect onto the existing trail networks within the vicinity of the Site including along the lakefront and to Homestead Bay Road.

2.1.8

Water Reservoirs

Three water reservoirs will be located within the northeast corner of the Site (within Lot 12), near SH6. This location has been chosen for the reservoirs because it is elevated, when compared with the remainder of the Site and will allow gravity to assist with the reticulation of water throughout the development. Refer to **DD Sheets 24 and 37**.

The three water reservoirs will each be 29m in diameter, 5.38m high (at their apex), finished in the range of browns, greys and black with a light reflectance value of 20% or less.

The reservoirs will be dug into the upper part of the south facing slopes that separate Jack's Point from Homestead Bay. Digging the reservoirs into the hill means that the reinstated hillside / earth mounding will screen the visibility the reservoirs from SH6, Homestead Bay, and most of Jack's Point. The hillside, including the earth mound is proposed to be covered in a mix of native grey shrubland vegetation to tie in with the existing vegetation patterns within Jack's Point. This vegetation will also assist with visually blending the landform change into the wider hillside.

2.1.9

Water and Wastewater Treatment Plant

A water and wastewater treatment plant will be located within the northeast corner of the Site (within Lot 12), near SH6. This location has been chosen because it is clustered with the reservoirs, however, is in a less elevated area where it can be appropriately screened from SH6.

The water and wastewater treatment infrastructure will be situated within a 100m x 60m (6,000m²) area, will have a maximum height of 6m, and finished in the range of browns, greys and black with a light reflectance value of 20% or less.

The structures within the water and wastewater treatment area will generally consist of the following, and illustrated on **DD Sheets 24 and 37**:

- Plant Building
- Biological Treatment Plant
- Chemical and Odour Scrubber
- 1ML Feed Balance Tank

The final design of the inner workings of water and wastewater treatment area will subject to a further resource consent process.

An earth mound that will be planted in native grey shrubland vegetation will wrap around the north, east and western sides of the water and wastewater treatment plant to screen its visibility from SH6. The native vegetation will assist with visually blending the landform change into the roadside environment.

3 Relevant Policy Provisions

3.1 The Government's Fast-track Approval Act 2024

*The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*⁶

The Homestead Bay Development proposal is one of 149 projects that are listed in the Government's Fast-track Approval Act 2024.⁷

This Landscape Assessment Report has been prepared to assess the actual and potential landscape and visual effects of the proposed development as required in Schedule 5, Section 7(b) in the Fast Track Approval Act 2024.⁸

3.2 The Resource Management Act 1991

The RMA informs the planning processes and underpins the PDP provisions that are referred to in relation to the proposed development. The purpose of the RMA is *'to promote the sustainable management of natural and physical resources...whilst enabling people and communities to provide for their social, cultural and economic well-being'*.⁹

Three ephemeral streams are located within the Site and Lake Whakatipu is situated adjacent to the Site. Therefore, Section 6a is relevant to the assessment of the proposal.

The Site has not been identified as forming part of any Outstanding Natural Feature's (**ONF**) or Outstanding Natural Landscape's (**ONL**). However, the Site is situated near the ONL of the Remarkables mountain range and adjacent to Lake Whakatipu¹⁰, therefore Section 6b is relevant to the assessment of the proposal. Also, as the Site is not an ONL or ONF, the Section 7 landscape related matters are relevant to the proposal:

6 - Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

⁶ Fast Track Approval Act. Page 7.

⁷ <https://www.fasttrack.govt.nz/projects/homestead-bay>

⁸ Fast Track Approval Act. Page 140 - 141.

⁹ Resource Management Act 1991. Part 2 – Purpose and Principles, Section 5 Purpose.

¹⁰ PDP – 3.2.5.6. In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

7 - Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- c. the maintenance and enhancement of amenity values;*
- f. maintenance and enhancement of the quality of the environment.*

3.3 Queenstown Lakes Spatial Plan

The Queenstown Lakes Spatial Plan, prepared in July 2021 “*provides long-term strategic direction that guides more specific plans, strategies and policies*”.¹¹ This includes guiding the drafting / preparation of and administering the PDP.

It has been prepared to be consistent with the direction of the National Policy Statement on Urban Development (**NPS-UD**) to provide sufficient development capacity and achieve well-functioning urban environments.¹² The Spatial Plan “*sets out a vision and framework for how and where our district will grow, in this case out to 2050. The idea is to ensure that future growth happens in the right place*”.¹³

Section 3 of the Spatial Plan outlines that there are comparatively fewer planning constraints within the Site, because Homestead Bay is not within an ONF, ONL, Significant Natural Area, or an Open Space or QEII (KCIII) covenant area.¹⁴

Section 4 of the Spatial Plan has identified the Homestead Bay Site as an area for future Urban Development at the southern end of the North-South Urban Corridor, between Frankton and Homestead Bay.¹⁵

One of the Spatial Plan Priority Initiatives (No.1)¹⁶, that is required to be advanced by the partnership’s joint work programme, is to review the zoning and other levers to enable higher densities and more flexible use of land within the existing and new urban areas that have been identified in the Spatial Plan, including the Homestead Bay Site.

Regarding this, Council has commenced preparation of a structure plan for the whole of the Southern Corridor, rather than just for the ‘future urban area’ as required by the Spatial Plan. This work is ongoing and Council have advised the Applicant that this will lead to future plan changes or variations to implement a finalised structure plan.

The timing for the completion of a structure plan is currently unknown as is the likely timeframe for a change in zoning of the Homestead Bay Site. This could take 5+ years (taking into account appeals).

¹¹ The Queenstown Lakes Spatial Plan. July 2021. Page 13.

¹² *ibid.* Page 14.

¹³ *ibid.* Page 3.

¹⁴ *ibid.* Page 39.

¹⁵ *ibid.* Page 59.

¹⁶ *ibid.* Page 78 and 115.

This is why the Applicant is progressing the Homestead Bay Development through the Fast-track Approvals Act legislation.

RMM understand that applying for the Homestead Bay Development does not entirely align with the 'Priority Initiatives' / the 'Joint Work Programme' because the development will come before a structure plan and subsequent zoning. However, the high-level information provided in the Spatial Plan, coupled with the on-site analysis undertaken has driven an overall development that is considered appropriate for the Homestead Bay Site and the wider Southern Corridor.

Overall, the Queenstown Lakes Spatial Plan has identified the Homestead Bay Site as an appropriate location to contain urban development, as it will integrate with existing string of development within the North – South corridor. It will also assist with avoiding sporadic development elsewhere in the Whakatipu Basin.

3.4 The Queenstown Lakes Proposed District Plan

The majority of the Site is located within the Rural Zone. The exception to this is Lot 12 is located within the Jacks Point Zone - Open Space Golf Activity Area and the southwest corner is located within the Jacks Point Zone - Open Space Residential Amenity Area and the Foreshore Activity Area. This Jacks Point zoning is all located within the Urban Growth Boundary and the Jacks Point Zone - Open Space Residential Amenity Area can be developed to contain up to 39 residential units¹⁷. Refer to **DD Sheet 12**.

Beyond the Site, immediately north, west and southwest of the Site is the Jack's Point Zone and immediately south is the Rural Residential Zone containing the Drift Bay development, as illustrated on **DD Sheet 12**.

By default of Policy 6.3.1.1¹⁸, all areas within the Site zoned Rural are categorised as a Rural Character Landscape (**RCL**). However, the preparation of the PDP, over the past decade has not specifically identified the Site as an RCL, nor has it identified its landscape character, visual amenity values or its landscape capacity / ability to absorb change, as required by Objective 3.3.32¹⁹, 3.3.33.b²⁰. The purpose of this process is to identify the RCL's landscape character and visual amenity values that are to be maintained.²¹

This PDP process for the Site is now unlikely to occur because the Spatial Plan identifies the Site as being appropriate to accommodate future urban development, that is at odds with maintaining rural

¹⁷ **41.4.4.13** Open Space – Residential (OSR) Activity Areas – OSR South - No more than 39 residential units.

¹⁸ **6.3.1.1** - Categorise the Rural Zoned landscapes in the District as:

- a. Outstanding Natural Feature (ONF);
- b. Outstanding Natural Landscape (ONL);
- c. Rural Character Landscape (RCL)

¹⁹ **3.3.32** - Identify the District's Rural Character Landscapes on the District Plan web mapping application

²⁰ **3.3.33** - For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:

- b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and

²¹ **21.2.1** - Objective - A range of land uses, including farming are enabled while:

- a. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;
- b. Maintaining or enhancing amenity values within the rural environment; and

character. Also, due to the hierarchy of these plans, the Spatial Plan is intended to drive the preparation and administering the PDP²².

In other words, administering the PDP should not be seen as conflicting with the Spatial Plan by preventing urban development from occurring within this identified area, simply because it is outside the urban growth boundary²³ and will not maintain rural character. Highlighted by the PDP stating *“The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation”*²⁴ (underlined for emphasis).

Nevertheless, it is important to assess the actual and potential adverse landscape and visual effects of the proposed Homestead Bay Development against the relevant PDP policy provisions, as subdivision of the land in the Rural Zone where Building Platforms are not identified is a non-complying activity. Importantly, the way in which the proposed development responds to the landscape character and values of the receiving environment, and the landscape features within the Site.

The relevant PDP objectives, policies and assessment matters are found in:

- Chapter 3 – Strategic Objectives
- Chapter 4 – Urban Development
- Chapter 6 – Landscapes and Rural Character
- Chapter 21 – Rural Zone

The objectives and policies in Chapter 27.2 – Subdivision and Development are focused on creating a high-quality environment to ensure that the district is a desirable place for both residents and visitors. These are internal urban design focused matters, that are covered off in the Urban Shift Urban Design Assessment Report.

The body of the landscape and visual effects assessment has considered these policy provisions, and a summary assessment against them is included in **Section 6** of this report.

²² The Queenstown Lakes Spatial Plan. July 2021. Page 13.

²³ **Urban Growth Boundary** - Means a boundary shown on the District Plan web mapping application which provides for and contains existing and future urban development within an urban area.

²⁴ **27.1 Purpose**

4 Landscape Description

4.1 Extent of the Receiving Environment

The 205ha Homestead Bay Site is situated at the southern end of the outwash plain enclosed by the Remarkables to the east, and Peninsula Hill, Jack's Point Hill and Lake Whakatipu to the west. Also, between the Kawarau River to the north and Ōraka / Lakeside Estates and Drift Bay to the south. This area is known as the Coneburn Study Area²⁵ or the Southern Corridor²⁶ and covers approximately 5,000ha which broadly represents the receiving environment for the Homestead Bay Development. Refer to **DD Sheet 07**.

4.2 Description of the Receiving Environment

4.2.1 Landform

The original Coneburn Area Resource Study was prepared in 2002 and, despite now being over two decades old, much of the base information is still relevant. In 2015 Darby Partners (the original authors) updated the study to reflect the changes that had occurred in the area.

The landform of this receiving environment is succinctly described as having *"a varied and complex topography, comprising a lake escarpment along the entire western edge, rising up to an elevated schist ridge extending from Jacks Point in the south to Deer Park Heights in the north. This ridge then descends to the east into a central valley that is flat to slightly undulating. From here the terrain rises again giving way to a hummocky, channelled topography adjacent to the Highway. Outwash fans dominate the base of the Remarkables. To the south, the Remarkables descend down to the edge of Lake Wakatipu."*²⁷

To add to this concise landform description, Jack's Point Hill and Peninsula Hill are part of the same roche moutonnée (rounded mound of bedrock) glacial formation process which has a highly legible landform pattern alignment that also continues across the Tablelands. However, the Homestead Bay Site and Ōraka / Lakeside Estates and Drift Bay have a different underlying geology that is representative of glacial till (Hummocks) and post-glacial alluvial fan deposits (Fans, Deltas and Lower Slopes), both of which have been incised to varying degrees by ephemeral streams draining off The Remarkables.

The majority of the study plans were also updated as a result of the 2015 review and only the hydrology, geology, soil and slope maps remained unchanged (although many had only limited changes made to reflect changes across the landscape).

4.2.2 Landcover and Land Use

The central valley has been developed over the past two decades. As described in the 2015 review, *'In physical terms, Jacks Point has transformed from a working rural landscape to a significant community containing approximately 170 houses (constructed), an 18-hole championship golf course, a clubhouse and other recreation amenities and open space. Development has modified the*

²⁵ The Coneburn Area Resource Study – 2015 Update.

²⁶ The Queenstown Lakes Spatial Plan. July 2021.

²⁷ The Coneburn Area Resource Study – 2015 Update. Page 4.

physical environment through the addition of road corridors and land modification to accommodate housing. This has included subtle changes to enhance natural landforms to reduce the visibility of development within Jacks Point, particularly when viewed from the State Highway.”²⁸

Since 2015, both Jack’s Point and Hanley’s Farm are nearly fully developed, as anticipated by the PDP. Collectively, these two developments will comprise over 3,500 homes and contain associated commercial, education, retail and recreational facilities.

Hanley’s Farm, Woolbrae and Park Ridge are situated immediately north of Jack’s Point. A new roundabout has been constructed along SH6, providing access into Park Ridge. For reference, this roundabout is approximately 4.5kms north of the Site’s proposed entrance roundabout. Deer paddocks are situated north of Park Ridge, and west of SH6, that extend north through to the dog leg in SH6. These paddocks are not anticipated to be developed through the Spatial Plan, refer to **DD Sheet 13**.

The Coneburn Industrial Zone is located immediately east of and accessed off the new SH6 roundabout. This future industrial area will be situated within the existing quarry at the base of the Remarkables and will utilise existing landform, additional earthworks and landscaping to ensure that future built form is not highly visible when viewed from SH6²⁹.

North of the industrial area is a small node of rural living properties located on the Remarkables outwash fan, north and south of the Remarkables Ski Field Access Road. The Spatial Plan has identified the rural land north of SH6’s dog leg through to the Kawarau River to contain future urban development, refer to **DD Sheet 13 and 18**. The Spatial Plan also includes a ‘vision’ for an additional road bridge across the Kawarau River. This will enhance the connection between Frankton and the Southern Corridor, and traffic movements around the back of the Queenstown Airport to Lake Hayes Estate and beyond.

To the south of the Site is Ōraka / Lakeside Estates and Drift Bay. This development consists of approximately 40 lifestyle properties. The titles for these properties were issued in 1999 and prior to its development, would have had a similar open space pastoral character to that of the existing Homestead Bay Site. The majority of the dwellings within this development have been designed to take advantage of the views toward Lake Whakatipu. Also, the subdivision layout has been undertaken to maintain the legibility and enhance the native vegetation cover within the incised gullies that extend east to west through this development.

Beyond the flatter central valley and this existing and anticipated urban development, the landscape features of the Remarkables, Peninsula Hill, Jack’s Point Hill and much of the Preserve Site’s and 18-hole championship golf course within Jack’s Point are primarily covered in a mix of pasture, grey shrubland species and regenerating indigenous vegetation. Whilst the vegetation cover has been modified by past and present farming practices, their vegetation cover enhances the legibility of the landforms they cover and their open space values.

As mentioned, there is an abundance of high amenity recreational activities within Jack’s Point and its immediate surrounds. These include the Jack’s Point championship 18-hole golf course, NZONE

²⁸ The Coneburn Area Resource Study – 2015 Update. Page 1.

²⁹ **44.2.2.1** – The subdivision design, earthworks and associated mitigation measures including protection of open space and landscaping, shall ensure that built form and associated activities within the zone are not highly visible when viewed from State Highway 6.

Skydiving, the abundance of walking / mountain biking trails throughout the receiving environment including the previous Jack's Point Run Series, and access to and the use of Lake Whakatipu.

This report has been prepared with preliminary input from Te Ao Mārama Inc. Whilst a very small amount of input was provided, this information along with the cultural values identified in the PDP have been very useful to assist with a high-level understanding of the cultural values of the environment.

The district is ancestral land to Kāi Tahu whanau. PDP Chapter 39 contains a schedule of Wāhi Tūpuna that hold particular cultural and ancestral significance to Kāi Tahu that clearly identifies Kawarau / The Remarkables and Whakatipu-wai-Māori / Lake Whakatipu as being culturally significant.

Whakatipu-wai-Māori (Lake Wakatipu) (33) - The name Whakatipu-waimāori originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the [lakes](#) with his kō known Tūwhakarōria. The [Lake](#) is key in numerous [Kāi Tahu](#) pūrakau (stories) and has a deep spiritual significance for [mana whenua](#). For generations, the [Lake](#) also supported [nohoaka](#), [kāika](#), [mahika kai](#) as well as transportation routes for [pounamu](#). The knowledge of these associations hold the same value for [Kāi Tahu](#) to this day. It also has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998.

Kawarau (The Remarkables) (36) - Kawarau is the traditional name for the Remarkables. As one of the highest and most prominent ranges overlooking Whakatipu-wai-Māori, closeness to the ātua gives significance to Kawarau.

Te Ao Mārama Inc provided a list of ways in which they consider Ngāi Tahu values can be incorporated into the development within the southern corridor and describe them as Ki Uta Ki Tai actions.

The Site is situated between the Kawarau Maunga to the east, Te Nuku o Hakitekura to the west, Waipuna to the north, Kā Pukemāeroero to the south and Whakatipu Waimāori to the south and southwest, refer to **DD Sheet 14**. The Ki Uta Ki Tai / Mountains to Sea actions, as listed below must be applied understanding the wider landscape that the Site nestled in, with the aim of achieving the following outcomes:

- Retain connections and linkages between development areas and non-development areas to improve and retain the mauri of the immediate and wider landscape; to facilitate the movement of people and species between areas.
- Mahinga kai access and opportunities.
- Biodiversity protection, enhancement and availability for continued intergenerational use.
- Maintenance of the health of the waterways.
- Sustainable wastewater and stormwater management and disposal.

To achieve these aims the Ki Uta Ki Tai actions include:

- Mapping waterways, open spaces and public accessways.
- Development which is designed to support the natural elements of the waterways, open spaces and public accessways, and includes the protection and enhancement of waterways to restore their natural form and function where possible.

- Provision of areas that facilitate mahinga kai practices and the sharing of Mātauranga knowledge (traditional knowledge). These areas are to be part of the overall network of public spaces creating ecological corridors for the movement of people and species. The creation of 'pocket parks' (isolated open spaces disconnected with each other) is discouraged.
- Provision of physical access to areas for the purpose of mahinga kai.
- A list of indigenous mahinga kai species (flora and fauna) to be used in all restoration, enhancement projects and riparian margins, as well as general public spaces. We can support species identification.
- The use of Ngāi Tahu design elements and narratives that can be incorporated into the external design of buildings, structures, pathways, accessways, open spaces to reflect Ngāi Tahu identity.
- The provision for Kaupapa Māori Monitoring as part of any restoration and enhancement project.
- Provision for establishment of wetland areas and associated soft infrastructure eg swales, or the use of existing wetlands, to improve water quality and discharge to land activities.

RMM understand that the information provided by Te Ao Mārama Inc are not identified cultural values, and the information is not exhaustive. Therefore, further comment from Ngai Tahu on the design of the development through the consenting process may occur.

With the assistance from Te Ao Mārama Inc, the identified potential threats to the cultural values of the landscape are the way in which the proposed Homestead Bay Development is nestled between Kawareau Maunga, Te Nuku o Hakitekura, Waipuna, Kā Pukemāeroero and Whakatipu Waimāori and it is important the interruption on the mauri of these four markers is not reduced. A starting point to achieve this is by achieving the Ki Uta Ki Tai / Mountains to Sea goals.

4.3 Description of the Site

The 205ha Homestead Bay Site is located immediately south and west of Jack's Point and Hanley's Farm, west of SH6, and north of Ōraka / Lakeside Estates and Drift Bay. For reference, the Site contains the NZONE skydiving base.

In the evidence of Dr Marion Read (Submission 715 - Jack's Point Homestead Bay, pg.59 - 24 May 2017), there is a thorough description of the Site, albeit the extent of Dr Read's Site description is the entire Homestead Bay area which extends beyond the boundaries of the Site. This description states:

"The subject site, in the main, is comprised of outwash materials and it has the form of an outwash plain located between the Remarkables range to the east and Jacks Point Hill and the lake to the west. Jacks Point Hill, a roche moutonnée, encloses the western side of the northern part of the site. In the main, the site slopes fairly gently from the State Highway toward the lake. An elevated knob is present roughly central to the site, and approximately 850m from the State Highway. To the west of this knob, a steep but shallow escarpment drops towards the lake. From its foot, the land slopes somewhat more steeply towards the lake beach. Three gullies cut through the site. The southernmost of these extends from the boundary of the State Highway and extends along the boundary with Lakeside Estates. The second is located to the west of this and does not extend right across the site. The third is located in the northwestern corner of the site and it drains north to south into the lake close to the foot of Jacks Point Hill.

A node of development exists along the foot of Jacks Point Hill in the northwest of the site including a historic woolshed, several houses, and farm buildings. A second node of development, the NZone

base, and facilities, is located in the northeastern portion of the site, approximately 500m from the State Highway.

The character of the wider site is typical of open pastoral farming. Paddocks are large. Conifer shelter belts running east to west bisect the landscape. The steeper slopes within the site, limited to the walls of the gullies and the steep escarpment facing the lake, have some scattered indigenous vegetation present but also briar and elder. Exotic amenity trees have been planted in the northwestern portion of the site, marking the entrance to the homestead, and scattered along the lower reaches of the Homestead Bay itself. Jacks Point Hill, in contrast to the balance of the site, is steep and rocky with extensive areas of regenerating indigenous vegetation.

Expansive views are possible across the site from some portions of the adjacent State Highway where they are not blocked by the conifer shelter belts or by roadside planting. (The eastern boundary of the site is 1.4km long and approximately 1km is open to the road.) These views are over sweeping pasture to Cecil Peak and the Bayonet Peaks with the surface of the lake visible. In my opinion, these views have high scenic value."

Overall, the Homestead Bay Site represents a gently sloped and rolling piece of land that is situated in amongst an outstanding natural landscape setting. While there are also some internal landscape features of value, such as hummocks and gullies, the overwhelming landscape values of this Site are derived from the composition and dominance of the adjacent ONLs.

4.4 Landscape Character of the Receiving Environment

There is a highly legible pattern of development that has formed over the past two decades. It predominantly consists of urban / residential development on the flatter topography within the central valley of the Southern Corridor, with the hillslopes and mountainsides remaining free of development. When separating out the receiving environment into Landscape Character Areas, the landscape character of each area can be briefly described as:

- Peninsula Hill, Jacks Point Hill and the Remarkables outwash fan have a predominantly open, rural and lightly grazed farming character.
- Jack's Point, Hanley's Farm, Woolbrae, Park Ridge and Ōraka / Lakeside Estates all have / will have a high-end low and medium density character. Noting, that Ōraka / Lakeside Estates is a gated community and Jack's Point contains the unique Preserve Home Site's consisting of palatial dwellings nestled amongst the 18-Hole Championship Golf Course.
- The Homestead Bay Site and deer paddocks north of Hanley's Farm are typical of an open and intensively grazed pastoral farming character.

The landform, land cover and land use of the deer paddocks to the north and the Homestead Bay Site are consistent with the predeveloped Jack's Point and Hanley's Farm developments. This is because there are very little to no landform features that form a hard edge / boundary between these two existing developments and these open rural paddocks. Therefore, the Homestead Bay Site and land north of Hanley's Farm are perceived as the last remaining areas of land within the receiving environment that can accommodate future residential development.

4.5 Landscape Values of the Receiving Environment

The landscape values of the receiving environment (physical, perceptual and associative) form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the receiving environment (including the Site) stem from its past and present

landscape attributes (landform, landcover and land use). The landscape values that are relevant to an assessment of the proposed development are listed below.

4.5.1 **Physical**³⁰

The Remarkables Mountain Range, Lake Whakatipu, Peninsula Hill and Cecil Peak are all ONL's due to their high and very high physical, associative and perceptual values. The high and very high landscape values of Peninsula Hill, Lake Whakatipu and the Remarkables Mountain Range are described in Schedules 21.22.1, and partly within 21.22.13 and partly within 21.22.14 respectively.

The Site forms the southern extent of the central valley that is flat to slightly undulating, with the central part of the valley containing the Jack's Point, Hanley's Farm, Woolbrae, Park Ridge and the Ōraka / Lakeside Estates and Drift Bay residential developments and is anticipated by the PDP to contain the Coneburn industrial park. This modified nature of the valley floor and the Site has a low to low-moderate degree of physical values. Albeit, there are hummocky landforms and gully features that have Site specific / localised landscape features and values, that can be maintained and enhanced.

4.5.2 **Associative**³¹

There is a high degree of cultural associative values that stem from the mana whenua association with the area.

There is a high degree of recreational associative values that stem from the abundance of high amenity recreational activities. These include the Jack's Point 18-hole golf course, NZONE Skydiving, the abundance of walking / mountain biking trails throughout the receiving environment including the previous Jack's Point Run Series, and access to and the use of Lake Whakatipu.

4.5.3 **Perceptual**³²

The views of the mountains, hills, peaks and the lake have high scenic value, which contribute to the receiving environment's perceptual values. The open character of the Site contributes to these views by only containing a few shelterbelts that impede on these broad vistas.

³⁰ **"Physical"** means both the natural and human features, and the action (and interaction of natural and human processes over time." (TTatM Guidelines, page 79) Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

³¹ **"Associative"** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape." (TTatM Guidelines, page 79). Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

³² **"Perceptual"** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses." (TTatM Guidelines, page 79). Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

5 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The proposed Homestead Bay Development will change the Site from its current rural pastoral state to an urban area consisting of mostly standard-density residential living, medium density lots throughout the centre of the development, high density development extending east to west through the Site's northern quadrant and node of commercial activities within the centre of the northern half of the Site, situated amongst the high-density development. Passive and active open space have been designed throughout the development that leverage off the landform opportunities.

The potential landscape, natural character and visual effects arising from the proposed development are the following:

- Effects on the rural pastoral character of the Site and its open space values.
- Localised effects on the hummocky landforms and natural character of the gullies, scarp faces and streams features within the Site.
- Effects on visual amenity and perceptual values, and the way in which the Site's current open character contributes to the views to the surrounding mountains, hills, peaks and the lake that have high scenic value.
- Cumulative effects resulting from the spread of urban development between the Kowarau River to the north and Drift Bay to the south.

5.2 Assessment of Visibility and Visual Effects

*"Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects."*³³

*"For example, a proposal that is in keeping with the landscape values may have no adverse visual effects even if it is a large change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a small portion of the view."*³⁴

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Perceptually, whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated. In general, landscape values experienced visually include the rural scenic outlook (views over rural landscape),

³³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Paragraph 6.25.

³⁴ *ibid.* Paragraph 6.25.

the legibility, visual coherence of the landscape and the views to the distant mountains, hills, peaks and the lake that have high scenic value.

Visual matters are integral to landscape rather than a separate category. Physical, associative and perceptual dimensions are each experienced visually (and through other senses). However, effects on landscape values do not have to be visible to have an effect.

A desktop analysis and on-site investigation found that proposed Homestead Bay Development will be seen from the following places, with the visual catchment illustrated on **DD Sheets 66 and 67**:

- Lake Whakatipu
- Remarkables Ski Field Access Road
- Drift Bay
- State Highway 6
- Jack's Point Residential Neighbourhood
- Jack's Point Preserve Sites
- Homestead Bay Sites
- Ōraka / Lakeside Estates

The viewpoint locations, representing the views gained from these places were chosen because they represent areas frequented by the public, where views over the Homestead Bay Site are gained. Their other locations where the Site and proposal may be seen from, but these viewpoints are representative of the views towards the Site. A viewpoint location plan and panorama photographs, representing the views and visibility of the proposed Homestead Bay development gained from these places are illustrated on **DD Sheets 67 - 79**.

5.2.1

Lake Whakatipu – Viewpoints 1 - 6

Extent of Visibility

There is a series of six viewpoint locations from the surface of Lake Whakatipu, all of which have a north-east orientation toward the Site and are backdropped by the Remarkables Mountain Range. Viewpoint 1, 2 and 3 (**DD Sheet 68**) are offshore at a distance of approximately 1km to 1.5km, while Viewpoints 4, 5 and 6 (**DD Sheet 69**) are located approximately 500m from the shoreline.

At distances greater than approximately 1km from the shoreline (**DD Sheet 69**), the views obtained toward the Site (i.e. between Jack's Point and the Ōraka / Lakeside Estates) generally expose the fans, fan deltas, lower slopes and lake terrace as a transitional landform between the foot of the Remarkables and Lake Whakatipu. However, at distances within approximately 500m of the shoreline (**DD Sheet 68**), the Site presents as a more distinct landform that consists of a prominent scarp edge bordering the lake's edge and an elevated lake terrace which is backdropped by the Remarkables (i.e. the centrally located hummocks are legible as a midground skyline). Noting that built form is anticipated to be seen above and along the top of the escarpment, between the two gullies, and immediately north of Ōraka / Lakeside Estates.

Visual Effects

In all six water-based viewpoint locations the backdrop of the Remarkables Mountain Range dominates the landscape setting. A key characteristic of this scene is the contrast that exists between the calm and expansive water's surface and the abrupt verticality of the surrounding rugged mountains (to the east as well as the west). The wider landscape outside of the ONL classification, located between the Remarkables and the lake, is accessed from the SH6 corridor and represents a

highly modified environment (pastoral and residential land use), with existing development at Ōraka / Lakeside Estates and west of the Site (Chief Reko Road, Nathanael Place and Homestead Bay Road) already introducing a more urban context to this section of shoreline.

While the proposal will result in a notable change from rural productive land to a mixed density residential environment, it is considered that the visual amenity values associated with the ONL's and wider Lake Whakatipu setting, is unlikely to be compromised through the well-considered development approach for Homestead Bay.

Notably, at a site-specific scale, when viewed from closer locations (Viewpoints 4, 5 and 6) the proposed native vegetation on the prominent scarp face, coupled with the property setback from the scarp edge, where residential development is anticipated to be seen will ensure that future residential development, that will be of a more dense in scale does not visually dominate this localised landscape feature and lake margin. Rather, the scarp face that borders the lake edge will be enhanced by native vegetation and will continue to read as a legible landscape feature that forms the foreground and mid-ground of this view. This can also be said for the internal hummocks that will remain free of development as part of a future reserve.

In summary, the medium and high-density residential development and the enhancement of the localised landscape features, including the lake edge, all backdropped by the Remarkables will be visually coherent and appear in keeping with the existing pattern of development through the central valley, some of which is visible from the lake.

Overall, the proposal will have a **low** degree of adverse visual effects when experienced by watercraft users out on Lake Whakatipu in the vicinity (500m) of Homestead Bay. Beyond this, adverse visual effects will be less.

5.2.2

Distant Views: Remarkables Ski Field Access Road and Drift Bay - Viewpoint 7 and 8

Extent of Visibility

The first distant view (approximately 5km north of the Site) is from along the Remarkables Ski Field Access Road (**DD Sheet 70**), approximately 1km east of SH6 at a key road transition point. This was selected as an elevated Viewpoint where the viewing audience quantity and frequency is relatively high. While there is not a specific viewing platform or pull-over bay for vehicles, this view is representative of the scenic view offered when looking south, whilst travelling down the Ski Field Access Road. The Remarkables flank the left side of the view, Jack's Point Hill and Peninsula Hill form the right side of the view, Lake Whakatipu is centrally located, and the distant mountain range backdrop of Cecil / Bayonet Peaks dominate the scene. Although the residential development of Hanley's Farm, Woolbrae, Park Ridge and Jack's Point is visible, it is subservient to the dramatic landform context.

The second distant view (approximately 3km south of the Site) is from along SH6 at the southern end of Drift Bay, near the Drift Bay Road and Wye Creek residential development. Roadside vegetation along this stretch of road limits visibility, but there are locations (**DD Sheet 70**) where a view toward the Site that can be gained. The lake and mountains are the dominant scenic features of this scene, with the flat sloping nature of the Site being a relatively recessive visual component.

Visual Effects

From the Remarkables Ski Field Access Road (**DD Sheet 70**), the Site comprises only a very limited extent of the overall scene. The residential development within the Homestead Bay Site will appear as a coherent expansion of the existing Hanley's Farm, Woolbrae, Park Ridge and Jack's Point developments and overall will not compromise the appreciation of the lake and mountain views.

From the distant southern viewpoint (**DD Sheet 70**), the inclusion of residential scale development within the Homestead Bay Site will be visible in a limited portion of the wider panoramic scene and will introduce a new level of built form to the scene, over and above the lower density residential development that is anticipated within the southwest corner of the above. Much like the views from the lake, the proposed native vegetation along the scarp edge will ensure that the more dense future residential development does not visually dominate these localised landscape features and the lake margin. Rather, the scarp face that borders the lake edge will be enhanced by proposed native vegetation and will continue to read as a legible landscape feature. Also, the line and form of residential development will appear consistent with the existing pattern of development primarily within Ōraka / Lakeside Estates that can be seen, even though it will be considerably denser. The key aspect is that the pattern of development will appear well contained to the flatter terraced landform within the central valley. Albeit views of existing and the proposed development are very limited from Drift Bay.

Overall, the proposal will have a **very low** degree of adverse visual effects when experienced from these two distant viewpoints due to the limited influence on the appreciation of the wider landscape setting.

5.2.3

State Highway 6 – Viewpoints 9 - 13

Extent of Visibility

SH6 forms the entrance to Queenstown from the south. A series of five viewpoints have been selected from SH6, along the eastern boundary of the Site to represent the views obtainable along this high speed (100km/h) transportation corridor. Viewpoint 9 (**DD Sheet 71**) is orientated to the south when approaching the Site from the north, Viewpoints 10 (**DD Sheet 71**), 11 and 12 (**DD Sheets 72**) are orientated to the west looking across the Site, and Viewpoint 13 (**DD Sheet 72**) is orientated to the north from the south-eastern corner of the Site.

Views along the road corridor, on the southern approach to the Site (when entering Queenstown) are somewhat contained due to existing roadside mounding and landforms on the western (lefthand) side of SH6. There is currently a momentary glimpse of the lake at an oblique angle from Viewpoint 9, however the memorable component of this view is the dominant mountain backdrop, which includes Cecil/ Bayonet Peaks in Viewpoint 10 and the Remarkables which are just out of frame.

In all five viewpoints from SH6 adjacent to the Site, the distant iconic Queenstown mountains backdrop the scene. Viewpoints 10-13 currently have views to the west which look across open pasture and scattered vegetation (e.g. shelterbelts), with Viewpoint 11 located in front of the upper portion of the largest and the southernmost gully on the Site. The amenity currently experienced along this corridor is derived primarily from the surrounding mountain setting but is also assisted by the simplicity of the open pasture of the Site (i.e. the foreground does not visually detract from the wider scene). It is noted that the road is relatively straight and directs motorists' views along the corridor, rather than at oblique angles left or right of the highway.

Visual Effects

There will be a distinct change in the setting from the currently open pasture setting of the Site.

The proposed Homestead Bay Development consists of an approximately 40 - 75m wide open space area alongside the highway, refer to **DD Sheets 37, 39, 40 and 43**. This open space area will consist of a large, native vegetated swale and earth mounding with grey shrubland species and mountain beech. The average apex of the earth mounding will be approximately 0.5m above the road surface and will be clad in large swathes of native vegetation so it will appear in keeping / consistent with the current landscape character that is experienced north (Hanley's Farm and Jack's Point residential)

and south (Ōraka / Lakeside Estates) of the Homestead Bay Site. Noting that the Park Ridge Masterplan does not illustrate any roadside mitigation vegetation.

The approximately 40 - 75m wide reserve, including its earth mounding and native grey shrubland vegetation and stands of beech trees will provide for a landscape buffer visually separating and screening the development and SH6 from one another. Importantly, the Site descends away from the road surface, therefore, the upper parts of future dwellings will stand just above average eye height (1.6m tall in an SUV), refer to **DD Sheet 43**. The proposed earth mounding and native vegetation will visually screen future built form from SH6, with the exception of seeing built form when travelling through the entry roundabout. Views to the surrounding mountains will continue to dominate the view, however, the brief views to Lake Whakatipu from this 2km or so stretch of SH6 will also be screened. Noting that roadside planting is a permitted activity and could do this, similar to the planting patterns within Ōraka / Lakeside Estates.

When travelling north into Queenstown, the landform modification screening the visibility of the water tanks on the south facing slopes descending from Jack's Point will be seen. The purpose of this earth mounding is to screen the water and wastewater treatment plant, which have been specifically located in these elevated location as to use gravity to easily distribute water throughout the development. Native grey shrubland vegetation and stands of beech trees will be planted throughout this area, including on the earth mounds, hillside and alongside the road. Therefore, the proposed vegetation patterns will mitigate the visibility of the landform modification and assist with blending these landform changes into the existing topography.

Overall, the proposal will have a **low to low-moderate** degree of adverse visual effects when experienced from vehicles travelling along SH6 adjacent to the Homestead Bay development. Beyond this stretch of road, the adverse visual effects will be **nil**.

5.2.4

Jack's Point Residential Neighbourhood – Viewpoints 14 - 16

Extent of Visibility

Three representative viewpoints have been selected from along the southern boundary of the existing Jack's Point residential development that roughly illustrate the variation in elevation along this terrace between the upper terrace (**DD Sheet 73 – VP14**), mid-terrace (**DD Sheet 73 – VP15**), and lower terrace (**DD Sheet 73 – VP16**).

The upper terrace grouping (four properties) consists of 16, 18, 20 and 22 Hackett Road, the mid-terrace grouping (10 properties) consists of 2, 4, 6, 8 and 10 Brett Lane, as well as 59, 57, 55, 53 and 51 Jack's Point Rise, while the lower terrace grouping (10 properties) consists of 61, 63, 65, 67, 69, 71, 73, 75, 77 and 79 Jack's Point Rise.

The upper terrace is orientated to take advantage of the views toward Lake Whakatipu and the mountain range backdrop provided by the elevation of the terrace landform. Views from the mid-terrace are dominated by the mountain backdrop, with limited views of the lake obtainable due to existing shelterbelt planting. Views from the lower terrace consist of open pasture and part of the cricket/rugby ground (to the right of the image), with views being relatively confined due to existing vegetation.

Visual Effects

The fore and midground views from these Jack's Point properties bordering Homestead Bay will change. The views will consist of expansive areas of native vegetation on the hillslopes that descend south from their properties, an increase in native vegetation and public trails along the flatter land north of the existing skydiving operation and sweeping views over the proposed Homestead Bay Development south of the open area.

The high-density development will be most noticeable as it sits along the northern edge of Lot 8 and the built development will be seen immediately behind the open space area within Lot 12 and the existing row of Poplar trees that will be removed. Also, these 5 story buildings will be most prominent because these buildings within the high-density area may stand up to 15m or so tall, slightly lower in height to the existing 18m - 20m tall poplar trees, based on an average of 3m per storey.

Regarding this, the existing extent of open space that contributes to the amenity in the foreground of the view (north of the existing row of poplars) will be maintained. This open space also assists with providing some separation between these Jack's Point properties and the denser development, that will assist with mitigating their potential adverse effects. Also, the existing views to the lake and distant mountains, as gained from the more elevated properties will be maintained. However, rather than views towards the Homestead Bay Site and the lake (Viewpoint 15) being interrupted by vegetation, they will be screened by built form.

It is considered that the upper and mid terraces (**VP14 and VP15**) will have a low-moderate level of adverse effect because the proposed development will introduce a significant area of urban growth to their existing scene. However, this development is setback approximately 300m and the elevation provided by the upper and mid terraces, where these views are gained will ensure that the same or very similar extent of views obtainable to Lake Whakatipu and the surrounding mountains are gained. Also, the development will appear as a logical extension of development as it will comfortably sit between SH6, Ōraka / Lakeside Estates and the anticipated existing development along / near the lake's edge, including the Homestead Bay Village, that provides 10m high buildings and 60% site coverage. So, this limits the potential impact to a **low-moderate** adverse effect.

The lower terrace (**VP16**) will only experience a **low** adverse effect, despite the introduction of residential development on the Homestead Bay Site. This is because the majority of their foreground views (which are at a lower elevation) will be comprised of the proposed open space, being similar in the degree of visual openness to that of the existing rural pasture.

Overall, the proposal will range between a **low and low-moderate** degree of adverse visual effects when experienced from the immediately adjacent residential properties within Jack's Point residential development.

5.2.5

Jack's Point Preserve Sites – Viewpoints 17 - 20

Extent of Visibility

The series of four representative viewpoints located on the north-eastern side of Jack's Point Hill include a view from the Jack's Point Track (**DD Sheet 74 – VP17**), Lodge Road (**DD Sheet 74 – VP18**), and Preserve Drive (**DD Sheet 75 – VP19 and VP20**). All these elevated viewpoints are generally orientated in a south-east direction toward the Site and are dominated by the backdrop of the ONL of the Remarkables Mountain Range.

Viewpoints 17, 18, and 19 can obtain a direct view to the northern half of the Site, which is situated in the context of the existing Jack's Point residential development, with limited glimpses of Lake Whakatipu are available to the right side of the scene. Noting it can be seen when facing the opposite direction.

Much of the site is obscured by intervening landform from Viewpoint 20, however the land surrounding the existing NZONE skydiving base is visible.

Visual Effects

The inclusion of the Homestead Bay Development is considered to represent a consistent approach to residential expansion along the gently sloping land above the lake terrace. This will be legible as a

logical continuation of the existing Jack's Point, Hanley's Farm, Woolbrae and Park Ridge's urban footprint and will not detract from the visually striking Remarkables Mountain Range. Also, the distance (typically greater than 600m) and the relatively higher elevation of these viewpoints will also reduce the perceived scale of new development.

It is noteworthy the Homestead Bay Development will be denser than the Jack's Point residential area, to the immediate north of the site. Whilst the density of development will differ, the difference is commonly seen through this area as the Jack's Point residential area is also visibly less dense than Hanley's Farm and the Jack's Point Village. Therefore, this variation in density is not considered adverse.

Overall, the proposal will have a **low** degree of adverse visual effects when experienced from the roads and walkways located on Jack's Point Hill and Preserve Drive.

5.2.6 **Homestead Bay Sites – Viewpoints 21 - 24**

Extent of Visibility

The series of four viewpoint locations near the western boundary of the Site are representative of views obtained by residents (current and future) who access their properties from along the southern extent of Māori Jack Road (Homestead Bay Road).

Viewpoint 21 (**DD Sheet 76 – VP21**) is located at the intersection of Māori Jack Road and Lodge Road, with a partial view toward the NZONE skydiving base. Viewpoints 22, 23 and 24 are positioned along Chief Reko Road (which provides access to the Homestead Bay Peaks development – Nathanael Place) with views south (**DD Sheets 76 – 77 – VP22 and 23**) including both the mountain backdrop and Lake Whakatipu, while views north are dominated by the nearby rolling landforms and distant Peninsula Hill landform (**DD Sheet 77 – VP24**).

Visual Effects

Views obtained to the east from VP21, VP22 and VP23 will be looking directly toward the proposed standard density and high-density development within Homestead Bay, backdropped by the Remarkables. This will be a clear change to the existing scene.

The high-density development will be offset by an approximate 200m wide open grass retention basin. This will assist with reducing the potential dominance of these buildings. Also, further along Chief Reko Road (**DD Sheet 77 – VP24**) there becomes a more distinct change in elevation between the road and the Homestead Bay western site boundary which creates a degree of separation and will reduce the visibility of the proposal.

Despite the proximity of all these viewpoint locations, the level of potential sensitivity to change is considered to be reduced at these locations. This is due to the significant views being orientated over the Site to the Remarkables, and west toward Lake Whakatipu (i.e. away from the proposal site).

Overall, the proposal will have a **low-moderate** degree of adverse visual effects when experienced from the roads and properties located immediately west of the site.

5.2.7 **Ōraka / Lakeside Estates – Viewpoints 25 - 26**

Extent of Visibility

The Ōraka / Lakeside Estates development consists of approximately 40 lifestyle properties located immediately south of the proposed Homestead Bay development. The majority of the dwellings and outdoor areas within this development have been designed to take advantage of the views toward Lake Whakatipu that are afforded by the westward sloping land. However, a few properties located

along the northern boundary of this development obtain views north across the Site and Viewpoints 25 and 26 have been selected to illustrate this.

Viewpoint 25 (**DD Sheet 78**) is representative of the potential views from the boundary of 7 and 8 Scenic Drive (and to a lesser extent 5 and 6 Scenic Drive). The views to the north are dominated by the mountain skyline and the expansiveness of the adjacent paddock, that is somewhat contained by the existing gully and shelterbelt vegetation. However, the unoccupied nature and openness is a notable characteristic of this view.

Viewpoint 26 (**DD Sheet 78**) is located at the end of Summerfield Place and is representative of views from properties who border the gully between the site and Ōraka / Lakeside Estates. This includes views obtained from 1, 3 and 6 Summerfield Place, as well as being similar to those views obtained from 8 and 10 Bluff View Terrace. The surrounding mountain skyline (particularly Cecil Peak) and expanse of Lake Whakatipu are key characteristics of this view. The adjacent gully, and its vegetation, is a distinct landscape feature of the mid-ground which provides a degree of separation from the adjacent terrace (being the Homestead Bay Site).

Visual Effects

For the properties located at 7 and 8 Scenic Drive, there will be a notable alteration to their existing views north, beyond the existing amenity plantings along these properties northern boundaries that may already reduce their views north. The proposed development will effectively limit their existing foreground views to a strip of gully planting, both native shrubs and trees that will visibly screen the majority of the standard-density development that will replace the existing paddock. Also, it is noted that this boundary could have a shelterbelt along its length under the existing zoning, which would also limit views to the north. Therefore, the reduction in views by the proposed planting is not considered adverse.

It is worth identifying the western views, towards Lake Whakatipu will be maintained and that there is some existing boundary vegetation within their properties that will further assist with visually screening and integrating the development, prior to the proposed native planting maturing. The change to views from these two properties will be of a **low-moderate** degree of adverse visual effects.

For the remaining properties located along the northern boundary of Ōraka / Lakeside Estates, the proposed Homestead Bay Development will be a new urban addition, partly visible beyond adjacent native planting, along the top of the intervening gully, which will form a relatively small part of the overall scene. Future development will be situated where it does not impede the most valuable views gained from these properties, which includes the retention of views directed to the west towards Lake Whakatipu and the mountains across the water, and the dramatic views east to the Remarkables Mountain Range. The views north from these few neighbouring properties are considered to have a **low** degree of adverse visual effects.

Overall, the proposal will have a **low** degree of adverse visual effects when experienced from the properties along the southern border of the site.

5.2.8

Summary of Visual Effects

To summarise the above, the visual effects resulting from the proposed are as follows:

- Lake Whakatipu – **low** degree.
- Remarkables Ski Field Access Road and Drift Bay – **very low** degree.
- State Highway 6 – **low-moderate** degree.
- Jack's Point Residential Neighbourhood – **low to low-moderate** degree.

- Jack's Point Preserve Sites – low degree.
- Homestead Bay (west of Site) – low-moderate degree.
- Ōraka / Lakeside Estates – low degree.

5.3 Assessment of Landscape Effects

“A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”³⁵

5.3.1 Physical Effects

The Homestead Bay Development will introduce standard density, medium density and high density living, commercial development and the provision for a school, as well as creating a framework and enhancing the vegetation cover in the gullies and on scarp faces, creating open active and passive spaces and a network of trails throughout the Site.

The Spatial Plan, the context of existing urban development and the southwest corner of the Site being located within the PDP's urban growth boundary all indicate that the Site and landscape setting is suitable for urban expansion because there are no landscape overlays (ONL and ONFs), with the Site being less sensitive to change. Consequently, this ability to absorb development reduces the level of potential adverse effects.

This future development will inevitably change the current rural character of the Site. Therefore, at a site-specific level, the proposed Homestead Bay Development will have a high degree of adverse effects on the current rural character within the site.

When considering the proposed Homestead Bay Development within the receiving environment and wider landscape, the proposed residential, commercial and educational developments will be in keeping with the existing and anticipated urban development and activities within Jack's Point, Hanley's Farm and the future development within Woolbrae and Park Ridge. This is because it will form a contiguous corridor of urban development on the flat and gently undulating / sloping topography west of SH6, between the Kowarau River and Ōraka - Drift Bay.

Notably, all of this land is outside any ONFs / ONLs, is not on any hillsides (prominent or not). Also, it will have a relatively continuous appearance with the varied densities of development within Jack's Point, Hanley's Farm, Woolbrae, Park Ridge and Ōraka / Lakeside Estates. This is because native vegetation and earth mounding will be predominately seen, with dwellings being sporadically seen beyond these mitigation measures. With the exception of some elevated views that will see the Homestead Bay Development forming the southern extent of urban development between the Kowarau River and Ōraka / Lakeside Estates. Importantly, views to the surrounding mountains and lake will be maintained.

The development has been designed to exclude urban development from the gullies and hummocks within the Site and will be enhanced by the inclusion of pedestrian / cycling pathways and a substantial increase in native vegetation. Most notably, this vegetation will enhance the landcover within the gullies, on the scarp faces, along the ephemeral watercourses, on the south facing slopes that descend from Jack's Point and along SH6. Perceptually, when developed these areas will be similar to the vegetated open spaces within Jack's Point and will be experienced by people walking / cycling along the future trail network, and nearby neighbouring properties. Therefore, the proposal will

³⁵ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

positively enhance the natural character and associative values of these localised landscape features.

The exception to the above, is infilling a small gully located immediately east and upslope of the Chief Reko Road cul-de-sac. The purpose of infilling this small gully is to create a large, usable, public reserve space above the scarp face that descends to Nathanael Place. Infilling this small gully will change its natural contours to flat land. However, it will remain open and its flat topography will allow it to become a usable, publicly accessible space that will increase the overall size of the reserve on the western side of the development. Future reserve users will gain open and relatively uninterrupted views to Lake Whakatipu and the distant mountains from this reserve which will positively contribute to the amenity of the overall development.

As mentioned above in Section 5.2.1, the internal hummocks that are also most visibly evident from Lake Whakatipu (Viewpoints 4 - 6) will remain free of development as they will form a future reserve, refer to **DD Sheet 69**. This will allow their existing hummocky topography to remain intact, which may be appreciated by some, and maintain one of the few localised landscape features within the Site. Whilst the hummock will remain intact, the surrounding landform will be changed and will contain standard-density housing. Therefore, the proposal will reduce the naturalness of this hummock landform to a **low-moderate degree**.

The Queenstown Lakes Spatial Plan has projected growth within the district and identified the requirement for additional residential development within Homestead Bay. Therefore, although future urban development within the Site will degrade the rural amenity associated with this piece of rural land, at a wider scale, the proposal represents part of the comprehensive development plan for the Southern Corridor that will promote a consolidated urban footprint within the wider Queenstown area. Subsequently, this will may reduce the potential sprawl of urban development in other areas.

The Urban Design Assessment provides an assessment on how the future development will form part of this comprehensive development, which is not repeated here.

In summary, whilst the proposal will have a **high degree** of adverse effects on the existing rural character of the site, in relation to the wider receiving environment, the proposed changes will only result in a **low-moderate degree** of adverse effects on landscape character and values. In particular, the Site is readily able to accommodate the proposed development in a manner that is in keeping with the urban character of the residential development corridor between the Kawarau River and Drift Bay.

5.3.2 ***Associative Effects***

The Site is currently private, whilst public access to NZONE is available. At a site-specific level, the removal of the skydiving facility may adversely affect those people who work and have skydived from this location because they will have strong associative values with the Site and experiencing this adrenaline-based activity. However, NZONE may relocate to another location within the Queenstown area to continue to provide this experience to locals and visitors alike.

The Homestead Bay Development will create a network of trails throughout the open space areas, refer to **DD Sheets 36 - 48**. This trail network and public reserves will create a cohesive loop around the development, connecting onto trails within Jack's Point and providing access to the lake. As cycling / walking / running are popular activities within the region, this trail network will positively contribute to the associative values of the Site and receiving environment.

The proposed development will not physically impact Whakatipu Waimāori / Lake Whakatipu to the immediate west and the Kawarau Maunga / Remarkables to the immediate east. When considering the Ki Uta Ki Tai / Mountains to Sea aims, the proposed development will achieve the following:

- Provide vehicle and soft mode connections through the development linking the overall Homestead Bay Development to the immediate north (Jack's Point), immediate east (SH6) and west (Lake Whakatipu), all of which provide broader connections to the wider environment.
- Maintaining Lot 12 as an open space area and enhancing the vegetation cover through this space, and the enhancement of the two southern gullies will assist with maintaining greenway connections between the Remarkables and Lake Whakatipu.
- The southwest corner of the Site adjoins Lake Whakatipu. The green space and recreational trails will connect onto the existing Lake Edge trail and waters edge, therefore will contribute to Mahinga kai gathering opportunities along the edge of Lake Wakatipu.
- Access through the gullies will be provided. These gullies contain ephemeral streams, so may not be ideal for Mahinga kai gathering opportunities. However, it will enhance public access to and through these spaces.
- The enhancement of the gullies, and watercourses within the Site will enhance the existing biodiversity values and are intended to assist with maintaining and enhancing the health of the waterways within these localised landscape features. The native plant species that are proposed to be planted throughout the site are outlined in **DD Sheets 59 – 64**. Overall, the development will assist with restoring their natural form and function where possible.
- Regarding Ngāi Tahu design elements and narratives, the detailed design phase for the development is yet to occur. RMM encourage engagement with Ngāi Tahu representatives as to introduce and incorporate local, cultural design elements and narratives into the design. Based on experience, this cannot be accurately and appropriately done without Iwi engagement.

Regarding the above, the proposed Homestead Bay development has been designed to achieve the preliminary Ki Uta Ki Tai / Mountains to Sea goals. Therefore, the proposed development is generally considered to have a **very low degree** of adverse effect on the cultural associative values, with a notable positive effect on the recreational component.

5.3.3

Perceptual Effects

The visibility and resulting adverse visual effects of the Homestead Bay development has been assessed above in Section 5.2 of this report. Regarding the above assessment it is worthwhile mentioning that:

- The residential development within the Site will appear as a coherent and legible expansion and continuation of the existing Park Ridge, Woolbrae, Hanley's Farm, Jack's Point and Ōraka / Lakeside Estates developments, and overall will not compromise the appreciation of the lake and mountain views.
- While the future urban development will be a notable change from rural productive land to a mixed density residential environment, the visual amenity values associated with the ONL's and wider Lake Whakatipu setting, is unlikely to be compromised due to the well-considered and integrated development approach.
- There will be a distinct change in the setting from the current open pasture to a mixed density residential environment. High-quality landscape buffer areas around the site will ensure that it is experienced, from most surrounding public places, in a consistent manner with the current landscape character located immediately north (Park Ridge, Woolbrae, Hanley's Farm, and Jack's Point) and south (Ōraka / Lakeside Estates) of the Site.
- It was found that adverse visual effects from adjacent, nearby and distant properties will be a **very low to low-moderate** degree.

In summary, the Homestead Bay Development will change the current outlook over the Site from a rural productive land use to a mixed density residential environment. This change, including the high-quality landscape buffer areas will appear as a coherent and legible expansion and continuation of the existing mixed density residential development along the valley floor. Importantly, the development will maintain most views to the surrounding mountains, hills, peaks and the lake which contributes to the high scenic value that contributes to the high degree of perceptual values.

Overall, the Homestead Bay Development will have a **low to moderate** degree of effects on the perceptual values of the area.

5.3.4

Summary of Landscape Effects

To summarise the above, the landscape effects resulting from the proposed are as follows:

- Physical effects within the Homestead Bay Development Site – **high** degree.
- Physical effects from the wider receiving environment – **low to low moderate** degree.
- Associative effects on the site and receiving environment – **very low** degree of adverse effect and aspects of positive effects.
- Perceptual effects on all other nearby residents and public places – **very low to low-moderate** degree.

When considering the combined physical, perceptual and associative values of the receiving environment, the Homestead Bay Development will result in a **low to moderate** degree of effects on the overall landscape value.

6 An Assessment Against the Relevant Policy Provisions

6.1 The Queenstown Lakes Proposed District Plan

The PDP gives affect to the RMA. Therefore, this assessment focus' on the PDP policy provisions and by default considers Sections 6(a) and (b), and 7(c) and (f) of the RMA.

As mentioned in **Section 3** above, Section 4 of the Spatial Plan identifies the Homestead Bay Site as an area for future urban development. The Spatial Plan outlines³⁶ that the PDP is to give effect to the Spatial Plan, which has not yet occurred, and may take more than half a decade to happened.

Therefore, whilst the PDP is the main statutory document to assess the proposal against, the below assessment is limited to the higher-level objectives and policies. This is because it is a redundant exercise to assess the proposal against objectives, policies and assessment matters that focus on maintaining the rural character of the Site, as this directly conflicts with the Spatial Plan, being the higher order document.

6.2 PDP - Chapter 3 Strategic Direction

Strategic Objectives

3.2.2 - Urban growth is managed in a strategic and integrated manner.

3.2.2.1 - Urban development occurs in a logical manner so as to:

- e. protect the District's rural landscapes from sporadic and sprawling urban development;*

3.2.5 - The retention of the District's distinctive landscapes.

3.2.5.1 - The [District's](#) Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.

3.2.5.2 - Within the Rural Zone, new [subdivision](#), use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or*
- b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to [SP 3.3.45](#) are protected.*

As assessed above, the Site is not within an ONF / ONL. Rather it forms the southern end of the flat / undulating land that is located on the western side of SH6 and forms the Southern Corridor between the Kawarau River and Drift Bay that already contains the Jack's Pont, Hanley's Farm, Woolbrae, Park Ridge and Ōraka / Lakeside Estates development.

³⁶ The Queenstown Lakes Spatial Plan. July 2021. Page 13.

Also, the Queenstown Lakes Spatial Plan, for numerous reasons identifies the land as being appropriate for future urban development (3.2.2).

Based on the above landscape assessment, and the way in which the Homestead Bay Development has mostly responded to localised landscape features, urban development within the Site is a logical land use that is not sporadic (3.2.2.1), rather it represents a strategic expansion which does not adversely impact on the distinctive landscapes within the District (3.2.5).

Rural Character Landscapes

3.2.5.5 - *Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:*

- a. landscape character is maintained; and*
- b. visual amenity values are maintained or enhanced.*

3.2.5.6 - *In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.*

The proposed urban development will not maintain the site-specific rural character of the existing environment, as it will transition the Site to an urbanised character.

However, the urban development will be spatially arranged to (3.2.5.5) maintain and enhance the majority of the site-specific landscape features. Also, it will maintain the views over the Site to the surrounding mountains, and most views to Lake Whakatipu that are currently experienced from the surrounding public places. Beyond the Site, the proposed Homestead Bay Development will have **very low to no effect** on the appreciation of the wider landscape. In particular, it will not compromise the landscape values of the ONL's of the Remarkables Mountain Range or Lake Whakatipu (3.2.5.6).

Urban Development

3.3.14 - *Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements.*

3.3.15 - *Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.*

The Site is highlighted as an area for future expansion in Chapter 4 of the PDP, even though the majority of the site is outside the Urban Growth Boundary (3.3.14 & 3.3.15). Noting that the southwest corner of the Site is within the Urban Growth Boundary.

The Queenstown Lakes Spatial Plan has identified the Site as forming part of an urban corridor, which was prepared following Housing Development Capacity Assessment for Queenstown Lakes District 2021, which informed the PDP.

Whilst these strategic direction policies focus on retrospectively identifying Urban Growth Boundary's around existing urban areas, when reading the PDP and Spatial Plan alongside one another, it appears that it would be appropriate for the entire Site to be located within the Urban Growth Boundary. This is because these documents direct urban development within the District

to be located with the Site, and therefore, urban development does not need to be avoided within the part of the Site that is outside the Urban Growth Boundary.

6.3 PDP - Chapter 4 – Urban Development

4.1 Purpose

The purpose of this Chapter is to elaborate on the strategic direction in Chapter 3 and set out the objectives and policies for managing the spatial location and layout of urban development within the District.

4.1.2 Housing Bottom Lines

The housing bottom lines were identified through the Housing Development Capacity Assessment for Queenstown Lakes District 2021 (HBA (housing) 2021) and have been inserted into the District Plan as part of the implementation of the National Policy Statement for Urban Development 2020. ...

The areas included within the Queenstown Lakes District Urban Environment are shown in figure one and two below: [the site is shown in green, and is an area for future expansion].

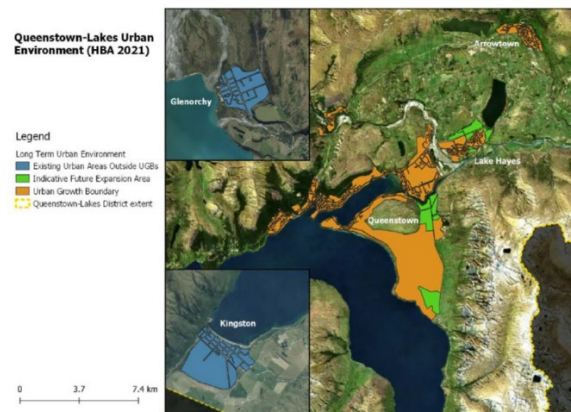


Figure one: Wakatipu Ward

4.2 Objectives and Policies

4.2.1 - Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defendable urban edges

Policies

4.2.1.1 - Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.

4.2.1.2 - Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.

4.2.1.3 - that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.

4.2.1.5 - When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

4.2.1.6 - *When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.*

4.2.2 B. Objective - *Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.*

The PDP highlights the Site as an indicative area for future development (4.1.2) which is partly located within an Urban Growth Boundary (4.2.1.1).

The Queenstown Lakes Spatial Plan has looked at areas outside the PDP's urban growth boundary and identifies the site at Homestead Bay as part of the integrated urban development between Frankton and Ōraka - Drift Bay (4.2.1.2). It has concluded that it is suitable to contain urban development in the future, so long as the further investigation and more detailed planning confirms the suitability for urban development. For reference, the Spatial Plan was prepared after the preparation of the *Housing Development Capacity Assessment for Queenstown Lakes District 2021*.

Future development within the Site is contrary to Policy 4.2.1.3, because the majority of the Site is outside the urban growth boundary. However, this policy provision comes after 4.2.1.1, therefore is only relevant if the Urban Growth Boundaries correctly identify growth areas. Which, based on the higher order documents is not the case here.

As assessed in the body of the report, urban development within the Site accords with all of the other policy provisions. This is because the Site is adjacent to the Jack's Point urban area, is not within an ONF / ONL (4.2.1.5), the potential adverse effects on the rural landscapes is not significant (4.2.1.6), and the design of the proposed development provides certainty that the majority of the localised landscape features within the Site will be enhanced, and views over the Site to the surrounding mountains and most views to the lake will be maintained (4.2.2 B).

6.4

PDP - Chapter 6 - Landscapes and Rural Character

6.3 Policies

6.3.2 - *Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone.*

6.3.2.1 - *Avoid urban development and subdivision to urban densities in the rural zones.*

6.3.2.6 - *Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.*

6.3.2.7 - *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.*

6.3.2.8 - *Encourage any landscaping to be ecologically viable and consistent with the established character of the area.*

The proposed Homestead Bay Development within the Site is contrary to Policy 6.3.2.1.

A network of reserves has been developed throughout the Homestead Bay development, alongside SH6, throughout the majority of Lot 12 including the slopes descending south from Jack's Point, along the majority of the incised gullies and along the scarp faces (6.3.2.6). The reserve spaces have been designed to enhance most of the natural landscape features within the Site by including high levels of indigenous grey shrubland vegetation, beech trees and the like, and will be similar to the planting / native vegetation patterns within Jack's Point (6.3.2.8).

As assessed in the body of the report, urban development within the Site will not compromise the outstanding landscape values of the Remarkables Mountain Range, or Lake Whakatipu (6.3.2.7).

6.3.4 - Managing Activities in Rural Character Landscapes

6.3.4.1 - Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.

6.3.4.4 – Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.

6.3.4.5 – Ensure incremental changes from subdivision and development do not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks

6.3.4.8 – Avoid adverse effects on visual amenity from subdivision, use and development that:

- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads.*

The proposed 40 - 75m wide open, native vegetated, buffer area alongside SH6 will appear similar to the highway treatment within Jack's Point, Hanley's Farm and Ōraka / Lakeside Estates. This will mitigate the perception of future urban development being seen as sprawl (6.3.4.4), providing for a continuous outlook along the entire western side of the highway between the new roundabout into Park Ridge and Ōraka / Lakeside Estates, whilst maintaining the views to the surrounding mountains when viewing from SH6 (6.3.4.5).

The visual effects of the Homestead Bay Development when viewed from public and publicly accessible places have been assessed in the body of the report.

The proposal will be highly visible from some of the surrounding public and private places. However, whilst this has been recognised, the future mixed use residential development will have a **very low to low-moderate degree** of effects on the perceptual values that is currently experienced. The key reasons for this the future mixed use residential development will appear in keeping with the existing pattern of residential development in the area and will be seen off to one side of the view, will form a relatively small part of the view, and / or sit very low in the view towards the Remarkables Mountain Range or Lake Whakatipu, being the key contributors to the amenity that is enjoyed within this area.

Regarding this, while there will be isolated viewpoint locations where the proposal is contrary to Policy 6.3.4.8, on balance, the proposal is considered to be suited to accommodating urban development in a manner that is consistent with the broad objectives and policies of the PDP (6.3.4.1).

6.5

PDP – Chapter 21 – Rural Zone

The Chapter 21 objectives, policies and assessment matters that are commonly used when assessing a proposal within an RCL, like the Site are include below.

These policy provisions have been included as to acknowledge them. However, they are more specific on the way in which the current landscape character of an RCL needs to be maintained. Therefore, they conflict with the Spatial Plan and an assessment of the proposed Homestead Bay Development against them is not necessary. This is because the proposal is contrary to them.

Chapter 21 – Rural Objectives and Policies and Rules

Objective 21.2.1 - A range of land uses, including farming are enabled while:

- b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;*
- c. Maintaining or enhancing amenity values within the rural environment.*

Policy 21.2.1.3 - Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.

Policy 21.2.1.4 - Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.

Policy 21.2.1.5 - Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.

Policy 21.2.1.6 - Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

Policy 21.2.1.11 - Provide for the establishment of commercial, retail and industrial activities where these would protect, maintain or enhance rural character, amenity values and landscape values.

Chapter 21 – Rural Zone - 21.21 Assessment Matters (Landscape)

21.21.2 - Rural Character Landscape (RCL)

The assessment matters below have been derived from Policies 3.3.32, 6.3.10 and 6.3.19 to 6.3.29 inclusive.³⁷ Applications shall be considered with regard to the following assessment matters because in the Rural Character Landscapes the applicable activities are unsuitable in many locations.

21.21.2.1 - Landscape character

21.21.2.2 - Visual amenity values

21.21.2.3 - Design and density of development

21.21.2.4 - Tangata Whenua, biodiversity and geological values:

³⁷ The cross referencing to Chapter 6 appears incorrect, this is why they do not align prior listed Chapter 6 policies.

21.21.2.5 - Cumulative effects

21.21.2.6 - Landscape assessment methodology

21.21.3 - Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)

7

Conclusion

The proposed Homestead Bay Development seeks to develop approximately 2,530 housing units through a mix of standard, medium and high-density properties, a commercial development and include the provision for a school, all of which is located at Homestead Bay, immediately south of Jack's Point.

In addition to the development, the proposal will create a network of reserves and open park spaces that will enhance the localised landscape features within the Site by including high levels of indigenous vegetation planting and contribute to the amenity of future residents by providing walking / cycling trails throughout the development, that connect onto the wider trail network. Importantly, the swathes of proposed native vegetation have been designed to be consistent and integrate with the planting patterns in Jack's Point and Hanley's Farm, and assist with visual mitigation around the perimeter of the Site.

While the proposed Homestead Bay Development will result in a change to the existing character of the Site, when considering the surrounding context of the receiving environment, it is evident that the this gently sloping land adjacent to SH6 and other residential developments is well-suited to additional urban growth. The Site has been identified within the Queenstown Lakes Spatial Plan as an area for future urban development at the southern end of the North-south Urban Corridor, between Frankton and Homestead Bay.

The assessment of visual effects has identified that the potential adverse effects vary from **very low to low-moderate**. The key reasons for this, is that the residential development will appear in keeping with the existing pattern of residential development within the central valley, and will maintain views to the Remarkables Mountain Range and other surrounding hills mountain peaks, and will maintain most views to Lake Whakatipu, being the key contributors to the amenity that is enjoyed within this area

When considering the overall landscape effect (combined physical, perceptual and associative values) the Homestead Bay Development will result in a **low to moderate** degree of adverse effects, with a wide range of beneficial outcomes relating to community connectivity and ecological enhancement.