

Oxidation Ponds, Wanaka

Ref. C06030

Section 32 Landscape Evaluation

Prepared for

Queenstown Lakes District Council

by

Boffa Miskell Limited



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EXECUTIVE SUMMARY

This landscape evaluation relates to the proposed changes in land use of the present Oxidation Pond Site located adjacent to Ballantyne Road, Wanaka. It describes the general quality and structure of the receiving landscape of the proposed Plan Change and its relevance as one of the first proposals to come forward under the Revised Wanaka Structure Plan.

Although the site falls within an identified Visual Amenity Landscape, its present use for effluent treatment and storage of surplus materials, supported by significant expansion of the adjacent industrial uses, indicates that the semi-rural character of the site and its setting is being increasingly eroded by urban-fringe characteristics.

Within the valley landscape and beyond the relative proximity, visibility of the site has been recorded and is relatively limited in extent. Though visible from local elevated public locations at 1.5 km distance, the most distinctive feature is the presence of surface water that will be lost on de-commissioning the site as part of the completion of the new town sewage scheme. Although site development will be visible, this should be seen in its context as part of a wider and significantly more comprehensive Structure Plan development area. Within this, the Assessment Site is considered to have an important role, in addition to its land uses as a linking element for future access and circulation to either side of Ballantyne Road.

We have identified the extent of this proposed development and the general landscape issues likely to arise from its implementation. The Revised Wanaka Structure Plan relates to its perceived supporting role for employment based uses on Ballantyne Road. These define Business and Yard-Based Industry activity for the Assessment Site within the Revised Structure Plan period (pre 2026). These also identify further Employment as Deferred uses for the eastern side of the Assessment Site beyond 2026.

An Activity Area Plan has been refined and is supported by a Diagrammatic and an Illustrative Masterplan that bring life and detail to the Activity Area Plan. These seek to illustrate how the activities can be best accommodated by using and respecting existing site resources to achieve a more integrated design and improved public amenity.

These proposals are considered in light of the recent District Urban Design Strategy which identifies the need for high quality urban environments and outcomes that carefully consider the landscape and amenity effects of development growth. In consideration of how the proposals conform to these outcomes, we consider the following:

Are the land uses, locations and boundaries appropriate?

We accept the majority of the land use zones identified in the Revised Structure Plan for the Assessment Site, though we propose that precise areas be modified to conform to site elements and features. Industrial use of the site is consistent with the previous Draft Structure Plan, and desired community outcomes (Wanaka 2020). Although yard-based industry use may not represent the most innovative of land uses, it satisfies a need, broadens the industrial base of Wanaka and lies adjacent to proposed non-residential employment and industrial land uses. The previously engineered landform of the western part of the site also makes it capable of accommodation provided it takes advantage of the lower floor

area of the former ponds to reduce visual effects and be screened from Ballantyne Road by other development and landscape mitigation.

Division of the Assessment Site into two by the Revised Structure Plan Inner Growth Boundary provides an opportunity for a measure of flexibility in future opportunities whilst providing an indication of intention for adjacent land uses.

The Revised Structure Plan proposal for a similar use across the Deferred rear of the site, adjacent to proposed low density residential uses, is more questionable. Although some topographical aspects of this area would naturally enclose such uses, the need for buffering and separation to reduce acoustic and amenity effects reduces the opportunity for extensive cross-boundary integration.

Does the Masterplan achieve the intent of the Structure Plan for the site?

The Illustrative Masterplan achieves the objectives of the Revised Structure Plan proposals for the site. It blends a mix of land uses with respect for site resources and a design approach that will establish an attractive workable development. This masterplan does not achieve all of the roads required by the Revised Structure Plan diagram, nor does it support the provision of Yard Based Industry on deferred land to the rear of the site given the likelihood of residential uses in relative close proximity and the likely requirement to considerably modify the existing landform to achieve it. Although the Diagrammatic Masterplan makes provision for appropriate buffering by landscape and intermediate business uses, there is a preference for other employment related uses, particularly those associated with office, research and technology on this portion of the Assessment site.

Do the development proposals make effective and efficient use of site and land resources?

The present proposals achieve an effective balance of landscape and amenity benefits against losses. Although the receiving landscape will radically change in appearance through the development process, several of the more important landscape elements, such as the distinctive level changes and embankments, can be retained within the site and the resources respected. Development of this land for industrial and employment uses will avoid the loss of less commonplace landscape resources elsewhere.

Could the proposals be accommodated elsewhere, and are they appropriate within a VAL landscape?

We confirm the proposals are in general conformity with the landscape and urban growth objectives of the District Plan. We have briefly considered whether such industrial uses could be accommodated successfully elsewhere in landscape and amenity terms within the Revised Structure Plan growth areas. Our view is that, although there are other potential locations, there are few significant advantages over the present proposed locations, other than for further yard-based industrial uses additional to that identified on the western side of the Assessment Site.

One concern is whether the VAL identification should remain across this landscape given the scale of Structure Plan development proposed. Although we are aware that this identification remains in place across the existing industrial estates, town centre, and most of the recent development expansion of Wanaka, its principal objective is to regulate the amenity aspects of development in an otherwise rural

environment, rather than retain amenity within comprehensive urban development. Retaining this identification regardless across a newly urbanised landscape might undermine the value and justification of this identification elsewhere. This aspect may require some further consideration.

This assessment concludes with a set of rule recommendations to assist in achieving the design intent and amenity objectives of the masterplan. It is considered that the proposals set out in the masterplan represent an appropriate, efficient and effective way of achieving the Landscape and Urban Growth objectives of the District Plan.

INTRODUCTION

1.0 BACKGROUND

1.1 Appointment

Boffa Miskell Ltd has been appointed by Queenstown Lakes District Council (QLDC) to undertake a strategic landscape assessment of a site comprising approximately 20.4 hectares of land to the south-east of Wanaka referred to in this report as the 'Assessment Site'. Refer to *Figure 1 – Location of Assessment Site*. The site presently accommodates the operational oxidation ponds for the processing of town effluent and for the open storage of redundant municipal materials.

1.2 Purpose

This landscape evaluation is one of several technical papers prepared to inform an evaluation into the appropriateness of a Plan Change to re-zone the Assessment Site. Within the partially operative District Plan, the Assessment Site is presently zoned Rural General, overlaid by a Designation for the existing oxidation ponds.

This report is prepared in accordance with the requirements of Section 32 of the Resource Management Act (1991). Its purpose is to provide a landscape evaluation of the present site and alternative proposals to assist in determining whether the proposals represent the most appropriate means to achieve the objectives and purpose of the Act and District Plan.

1.3 Site Masterplanning

The Ponds Site has been the subject of preliminary masterplanning by Boffa Miskell Ltd acting independently on behalf of the QLDC. Work associated with the site commenced in March of 2006.

Proposals for the site were prepared initially under the auspices of the Draft Wanaka Structure Plan published in 2004 and subsequently adopted by QLDC as a 'working draft' to guide the growth and future development of Wanaka. Subsequently, revised zoning proposals were prepared and were issued to the Wanaka Community Board on July 5th 2007; this plan of revised zonings is referred to as the Revised Wanaka Structure Plan.

1.4 Acknowledgements

We acknowledge the use of aerial photographic material and other imagery from a variety of sources identified in Appendix B.

1.5 Site Familiarisation

BML is well acquainted with the character of the Wanaka landscape and more specifically with the setting of the site. For the purpose of this assessment we have re-visited, classified and re-photographed views towards the site during the period December 2006 to February 2007. In some cases, to emphasise the pace of present development, we have included comparative photographs taken in 2004.

1.6 Previous Landscape Assessment

In the preparation of this evaluation we are aware of a previous detailed landscape assessment of the Wanaka region 'Wanaka-Hawea-Makarora Planning for Landscape Change' prepared by Bennett & Russell in 1993.

1.7 Scope of Landscape Evaluation and Assumptions

Throughout this report we have adopted an 'assumption principle', e.g. that the various studies and forecasts relating to predicted economic and social growth within the Wanaka Region and the town itself will occur. We have not considered the effects on the landscape of limited or negative growth, as these seem unlikely in the present circumstances.

1.8 Report Structure

This Assessment Report is structured into five parts.

Introduction - introduces the purpose and scope of the assessment and outlines the framework for the Section 32 Evaluation.

Part A - examines the strategic setting of the proposals within the wider landscape context. It identifies the Assessment Site, determines its general visibility within the landscape, the present policy context; changes and issues in the local landscape and concludes with an identification of the importance of the Assessment Site to the Structure Plan

Part B - identifies and evaluates the present landscape resources of the Assessment Site, the Revised Structure Plan proposals for the site and identifies related issues. It suggests how the present masterplan proposals address the development issues to provide a more integrated solution. It concludes with an identification of alternative development options.

Part C - summarises the findings of the study and concludes with recommendations regarding landscape policies and rules for the protection and management of landscape resources for the Plan Change

Appendices – include site and setting photographs, representative viewpoints, acknowledgments and source references.

2.0 FRAMEWORK FOR SECTION 32 LANDSCAPE EVALUATION

2.1 Scope and Purpose of Evaluation

This evaluation is prepared in accordance with the requirements of Section 32 of the Resource Management Act (1991). This requires that a strategic evaluation of the proposal be conducted.

2.2 Wanaka 2020 Planning Process

The present proposals represent the latest developments in a continuing planning process commenced in 2003 with a QLDC commissioned planning study and the Wanaka 2020 process. Through a process of consultation and workshops this secured community involvement and commitment in consideration of alternative outcomes and strategic decisions on land use. This led directly to the development and adoption of the Draft Wanaka Structure Plan by QLDC.

Although the Draft Wanaka Structure Plan remains a non-statutory policy its emergence from the Wanaka 2020 planning process embodied the purpose and spirit of the RMA in consideration of strategic alternatives and decisions. This document is in the process of being finalised by the QLDC and its latest revision has recently been released for submissions. This Revised Wanaka Structure Plan (2007) forms the basis for this assessment.

The Wanaka 2020 process envisaged the most appropriate mechanism for achieving the objective of controlled urban growth was via a series of Council Promoted Plan Changes developed in accordance with an agreed Structure Plan. The present proposed Plan Change for the Assessment Site is directly related to this process providing a mechanism for assimilating the District's growth objectives into the RMA through the deployment of appropriate policies and rules. Nevertheless, the Wanaka Structure Plan was always considered to be

'..a high level, indicative document..... the first step in the zoning process. Detailed work will follow as part of any plan changes that arise out of implementation of the Structure Plan'.

(Source - Page 2 Wanaka Structure Plan - Report for Adoption - QLDC November 2004)

requiring further refinement through a masterplanning process.

This evaluation concentrates on identifying the landscape advantages and disadvantages of changes that arise from the Revised Wanaka Structure Plan zoning and those arising from the subsequent Masterplan process.

The present Assessment Site is the first proposal to include substantial elements of non-residential use to come forward under the Revised Wanaka Structure Plan. For this reason the Assessment Site and associated masterplan is significant in providing employment space for the future commercial growth and prosperity of Wanaka.

PART A - THE STRATEGIC SETTING

3.0 INTRODUCTION

Part A of this report explains the:

- Landscape Context of the Wanaka Basin
- Setting of the Structure Plan, Assessment Site, and Landscape Issues
- Visibility of the assessment Site and Representative Viewpoints
- Importance of the assessment site to the Structure Plan

4.0 THE WIDER LANDSCAPE CONTEXT

4.1 The Setting of Wanaka - Landscape Evolution and Topography

The landscape setting of Wanaka has been strongly determined by natural and man-made factors owing much to the geomorphology of a region ravaged by successive glaciations, tectonic activity and continual revision of drainage patterns.

Centred on Roys Bay, the town of Wanaka lies on the south-eastern shore of Lake Wanaka drained by the Clutha River that in turns drains a substantial portion of the central mountain ranges of the South Island via Lakes Wanaka and Hawea. Refer to *Figure 2 – Aerial Photograph – Context*.

Both lakes were probably once part of a larger inland lake extending out into the valleys to the south and east, which we today see as flat and terraced pastoral land. Lake Wanaka now lies within its own glacial valley bounded by low hill formations of terminal moraines left by the last retreating ice advance. The fall in lake levels since its deposition (possibly due to the vigorous down cutting of the outlet valley by the Clutha River) has introduced a shallow lakeside shelf along this southern boundary between the lake and the moraine. This shelf now accommodates much of the town centre of Wanaka and Pembroke Park. The elevated moraine now provides a pronounced and elevated backdrop that has to date influenced the south-eastwards expansion of Wanaka and presently accommodates the re-located and extended Wanaka Golf Course.

This moraine extends north of the town centre, providing a higher encircling landform of undulating and hummocky landscape extending from Mt Iron to Beacon Point. To the south side of the lake, a not dissimilar hummocky moraine landscape occupies the land between the lake and the mountain slopes including a prominent elevated landform to the west of the Edgewater Hotel. Across both landscapes this landform is readily identifiable by the undulating nature of the roads, particularly noticeable along the Mt Aspiring Road to the south-east of the lake.

The valley landscape south-east of the township is more influenced by a complex but lower arrangement of successive terraces of glacial depositions divided by outwash channels and more recent post-glacial river activity. Though more dramatic in the vicinity of the Clutha at Albert Town, shallow terraces are also present across much of the land south and south-east of Wanaka to either side of the Cardrona River. One of these shallow valleys crosses the Assessment Site.

Whilst the clarity of the valley floor glaciation has been much modified by subsequent river activity, a legacy of glacial erosion has left isolated but pronounced rock formations rising steeply above the valley floors. These 'Roche Moutonnee' include the present hill formations of Mt Barker and Mt Iron rising some 200-250 metres above the valley floor. These isolated hills now provide locally accessible elevated vantage points to view settlement activity within the valley landscape.

Though the topographic landscape to either side of the Cardrona River is similar, and the volume of water relatively low, the river has established a significant valley structure of rising river terraces through the softer outwash gravel and silts across the valley. This has been sufficient to form a significant barrier to movement that has influenced access and settlement patterns.

This geological history has introduced a number of elements into the landscape that directly effect the setting of the Assessment Site, notably,

- Mt. Iron, a 549m high Roche Moutonnee, 1.5 km to the north of the site and Mt. Barker some 3km to the south-east
- Outwash valleys and undulating ground form across the site which have determined the location of many present day features within the site
- Cardrona River and Riverbank Road now proposed to identify the future development boundary of Wanaka
- Undulating topography, particularly the elevated terminal moraine and golf course planting that now visually separates the present town from the valley landscape to the south-east.

These features are identified in *Figure 3 - Topographic Features*.

4.2 Landscape and Development Patterns

Roads / Cadastral Alignments

A combination of aerial photography and cadastral boundaries illustrated in *Figure 4 - Road and Cadastral Patterns* reveals a complex heritage of road alignments and land division superimposed across the naturally undulating topography of the valley floors. These divisions strongly influence the pattern of land use and appearance of the landscape and are becoming more pronounced as larger scale blocks are further segmented into residential and commercial sub-divisions.

Although land has been subsequently divided into more rectilinear arrangements (the Assessment Site is a good example), some remnant field patterns in the vicinity retain a more irregular triangular form.

The overall effect is for the present landscape character to the north-west of the Cardrona (including the Assessment Site) to be subtly different than that to the south-east, being more closely related to earlier roads alignments more influenced by topography, than surveyed rectilinear arrangements.

Vegetation Structure

Typical of an upper grassland region, the extent of native tree cover is relatively sparse. Many of the present trees are introduced evergreens though areas of steeper ground, such as terrace faces, gullies, embankments and hillsides still exhibit sporadic remnant native scrub and bush. Elsewhere, vegetation tends to follow the organised pattern of either manmade development such as golf courses, roads or forestry practice. There is extensive evidence of amenity planting beside principal roads into Wanaka, particularly beside the Cardrona Road and as elsewhere, mature stands of trees identifying the location of longer established homesteads and agricultural buildings.

Elsewhere, the vegetation pattern is strongly influenced by the reshaping of the lower valley landscape for agricultural production, field boundaries being emphasised by extensive north-east / south-west shelterbelt planting to protect farmland from the prevailing north-westerly winds. The widespread introduction of Lombardy poplar as a shelterbelt tree is also clearly evident in the vicinity of the Cardrona River. These distinctive trees, as elsewhere in Central Otago, introduce a dramatic autumnal change to the landscape.



Photograph 1: Panorama across from Mt Iron to the landscape south of the Cardrona River

As sub-division of agricultural landscape continues, these shelterbelts are being replaced by a smaller matrix of boundary tree planting. This is very evident to the south of the town, associated with a new development pattern of isolated buildings served by long curvaceous private drives, particularly in the vicinity of Cardrona Road.

Development Patterns

Aerial photographs reveal the present state of expansion of Wanaka into the landscape – *Figure 2*. Since its origins as a scattered lakeside community of isolated buildings, development concentrating on the surveyed town has expanded around the lake edge, particularly on the sunnier eastern side past Eely point northwards around Bremner Bay towards Beacon Point.

To the south-west it now extends past the Edgewater Resort and effectively stops at the Rippon Vineyard. The development back from the lake edge now encompasses much of the elevated land with lake and mountain views to the north of the town centre. The recent Meadowstone developments to

the west and along Stone Street to the south-west now extend beyond the western end of the Wanaka Golf Course. Subdivision currently in progress is also extending the developed boundary on more elevated land to the north around the base of Mt. Iron. Elsewhere development extends back along the radial routes into the town, particularly with industrial uses concentrated along Ballantyne Road and visitor related accommodation on the Cardrona Road.



Photograph 2: Current development along the Cardrona Valley Road

To the north, development pressure has also resulted in a spread of sub-urbanisation between the town and Mt Iron, south of Anderson Road. This extends northwards particularly on elevated land overlooking the lake, and to the west of Mt Aspiring Road on rising ground between the town and the foothills.

To the south-west, sporadic motel and visitor accommodation extends back along the Cardrona Valley. A substantial amount of farmland has been converted to lifestyle blocks particularly on the foothills of the Mt Alpha range and on terraced land to both sides of the Cardrona River.



Photograph 3: Early aerial photograph looking north down Ballantyne Road towards the lake in the 1950's revealing both the limited development extent of the town and the undulating moraine landscape – the Assessment Site lies to the bottom right of this photograph. Credit: Pictorial Reference of New Zealand- 2nd Edition - Whites Aviation Limited (1960)

4.3 Routes into Wanaka

Access into the town was historically influenced by natural barriers and the need to utilise valley passes and establish river crossings. Although subsequently modified, road access into the town can be traced

back to the early crossing points on the Clutha and Cardrona Rivers. This process has established a distinctive road structure into the town, with three roads radiating out to the east and south between Mt Iron and the Mt Alpha Range. Of these three, Ballantyne Road is the most significant to the Assessment Site.

Ballantyne Road probably derives from a relatively early track and may have once been the main access into Wanaka. It owes its alignment to the presence of two natural breaks in topography, one in the terminal moraine behind the town, and the other to a cleft in the river terrace above the Cardrona River, allowing it to drop down to river level and presumably a ford crossing of the river.

The present day road passes over the undulating intervening land between these two points, crossing the Cardrona via a bridge to pass due east on an unsealed road eventually joining SH6 in the immediate proximity of Wanaka Airfield. In effect this road is as direct a link between Wanaka and its airfield as the main Wanaka-Luggate Highway, though it remains unsealed. Towards the town, Ballantyne Road includes some steeper gradients as it passes between the golf course and associated terminal moraine.

Since the war, Ballantyne Road has developed to accommodate land uses considered less desirable in closer proximity to the township. These include an electricity sub station, the Gordon Road Industrial site, a transmitter mast, sewage treatment works, and closer to the river, gravel extraction, service depots and a waste recycling centre. This has changed much of the former lane character of this road (see Photo 3). This expansion of more utilitarian development has also resulted in the loss of roadside trees and vegetation, though it area retains a strong visual connection with Mt Iron to the north-east and the Mt Aspiring Range to the north-west. There are no views of the lake from this road - the consequence of relative falling levels and intervening obstructions, principally trees associated with the Wanaka Golf Course.



Photograph 4: Character of Ballantyne Road adjacent to the Ponds Site

The Assessment Site borders this road for a distance of some 300 metres and the future character of this road is an important consideration.

4.4 Predicted Growth of Wanaka

Wanaka is now experiencing considerable growth pressures and the resulting evidence is extensive. Land subdivision and new road and house construction has become a major industry.

4.5 Development Trends

Given the market demand for lakeside and elevated panoramic mountain views, it seems probable that unchecked development in Wanaka would see the extension of residential development along the lakeside and hinterland to the south-west and around to the north past Beacon Point. This would effectively mean development between the lake and the base of the mountain slope for much of the land around Roy's Bay.

As the residential base grows, demand for improved service, retail and employment uses will become stronger. Such uses require flatter land, ready access to infrastructure and the ability to develop for these activities. Such uses tend to follow existing roads out of towns as ribbon development, with a trend for flatter and established industrial areas such as Ballantyne Road being further expanded.

It is into this landscape that the Revised Wanaka Structure Plan now proposes a controlled growth pattern that seeks to preserve areas of amenity value to the community and retain the character and amenity value of the present town centre.

5.0 STRUCTURE PLAN AND ASSESSMENT SITE - LANDSCAPE SETTING AND DEVELOPMENT ISSUES

5.1 Extent of the Revised Wanaka Structure Plan

The Revised Wanaka Structure Plan (2007) is illustrated in *Figure 5 – Revised Wanaka Structure Plan (issued by QLDC August 2007)*. This is presently a draft plan and is a revision of that adopted by the District in 2004. It establishes a diagrammatic future land use zoning and roading plan covering most of the land between the defining natural landscape elements around Wanaka. It extends from the shores of Lake Wanaka to the west, to the Clutha and Cardrona Valleys to the north and east, and south to the base of the Mt. Alpha range along an alignment defined by the Area of Outstanding Natural Landscape. It includes the separate settlement of Albert Town

The latest revision to the Structure Plan revises the arrangement of the Inner and Outer Growth boundaries such that the inner growth boundary now divides the Assessment Site. This approach indicates the land on the eastern side of the site will remain undeveloped until after 2026 and satisfies the client wish that this land be held in reserve to cater for future employment uses. To provide for an element of certainty over its potential use and identify future access arrangements, the Structure Plan identifies a range of deferred uses across this zone. Although this identification of land use within the outer Growth boundary is unusual, it provides a clear indication of intention to any future owner of the land.

The issue of the proposed Revised Structure Plan land uses and detailed implications on the Assessment Site are discussed in Part B of this report.

5.2 Assessment Site Location, Extent and Land Use

The site lies within 1500m south of the base of Mt Iron and approximately 1.6 km to the east and south-east of the town. It comprises 20.4 hectares and is essentially a rectangular block bounded by Ballantyne Road to the west and by the adjacent private land along the remaining 3 sides. *Figure 6 – Boundary of the Assessment Site.*

This site is currently occupied by an operational effluent treatment site and entirely fenced, though less than half the site accommodates the three-oxidation ponds and associated equipment. These are arranged as three basins parallel to, but set back some 93m metres from the Ballantyne Road reserve. These basins contain approximately 6 hectares of surface water divided by narrow earth bunds providing maintenance access. Between the basins and Ballantyne Road, the site accommodates an 18 metre wide planting and grassed belt adjacent to the road reserve (outside the security fence) and an intervening zone of rough grasses accommodating various operational equipment including a small operational building and associated screens.



Photograph 5: Ponds Site – general view across the site and the oxidation ponds



Photograph 6: Open storage of materials and vehicles rather than agricultural production – Ponds Site

Both this zone and the berms to either side of the ponds accommodate varying storage and equipment functions (including animal kennels, a pig pen and depository for old equipment, vehicles, etc) as well as access tracks to the rear of the site which is used for the open storage of waste municipal materials, including a collection of abandoned vehicles. The site has two gated accesses onto Ballantyne Road close to the northern and southern boundaries.

5.3 Current Land Use Zoning

The Assessment Site is currently covered by one land use planning zone and landscape identification in the QLDC Partially Operative District Plan.

The planning zones are illustrated in *Figure 7- Current Land Use Zoning for Wanaka* identifying that the Assessment Site and surrounding land to the north and east as 'Rural General'. Most development within this zone is considered discretionary.

A strip of land on the other side of Ballantyne Road, south of Gordon Road is currently zoned 'Industrial'. This zone extends southwards past Frederick Street to a location just short of where Ballantyne Road passes down the terrace to its junction with Riverbank Road. The industrial zone has not yet been developed. The present Frederick and Connell Terrace industrial extension has been achieved by resource consent as a non-complying activity on the previous rural zoning.

5.4 Current Landscape Categories

The present objectives and policies of the District Plan seek to balance the need for development to achieve social and economic objectives with the preservation of environmental quality within the natural landscapes of the District.

Within the District, landscape categories are divided into three,

- Visual Amenity Landscapes (VAL's)
- Outstanding Natural Landscapes (ONL's)
- Outstanding Natural Features (ONF's)

The precise boundaries of these landscape categories are not particularly well defined within the Partially Operative District Plan, being the subject of continuous change in response to Environment Court decisions on resource consent applications.

Nevertheless within the setting of the Assessment Site there are several known landscape identifications relating to the protection of rural and amenity values of both VAL's and ONL's. These are broadly identified in *Figure 8- Identification of ONL and VAL Boundaries - Wanaka* sourced from the QLDC Partially Operative District Plan.

a) Visual Amenity Landscapes (VAL's)

The Assessment Site falls entirely within 'The North-Eastern Undulating Pastoral Flats' Visual Amenity Landscape (VAL) defined on the basis of visual prominence. The landscape of the assessment site and setting fits the criteria of being visible from public roads within the zone identified in Section A8 of the District Plan.

Visual Amenity Landscapes are those that:

'wear a cloak of human activity much more obviously- pastoral or Arcadian landscapes with more houses and trees.....'

In this context they are expected to exhibit more development than ONL's but are predominantly rural landscapes that are deemed to have an extra quality where the key resource management issues are concerned with:

'managing the adverse effects of subdivision and development to enhance natural character and enable alternative forms of development where there are direct environmental benefits'.

This identification is designed to manage adverse effects rather than prevent development. As far as we are aware, this identification covers much of the Wanaka Basin, including the existing town and all of the present suburban expansion currently taking place. In this respect the identification does not appear to be incompatible with development.

b) Outstanding Natural Landscapes (ONL's)

The south-western Outer Growth boundary of the Revised Wanaka Structure Plan has been drawn broadly in conformity with the line of Outstanding Natural Landscape as identified by the Environment Court. This boundary line now defines the division between the above VAL landscape and 'The South-Western Mountainous Alpine Valley Landscape', designated ONL.

The key resource management issue for these landscapes is:

'their protection from inappropriate subdivision, use and development, particularly where activity may threaten the landscapes openness and naturalness'

This ONL identification covers all of the elevated locations to the south of the Structure Plan, including Mt Roy and Mt Alpha, its interconnecting ridges and part of its lower slopes adjacent to the Structure Plan boundary. From a public track (the Skyline Track) along the interconnecting ridge, the majority of the Wanaka Basin is visible, including the town, the Structure Plan area and the Assessment Site.

The Assessment Sites lies some 2.5 kilometres at its closest point from the boundary of this Outstanding Natural Landscape. The presence of site visibility is an objective fact; it does not imply significance or otherwise, although as one of the policies relating to ONL's is:

'To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public places and public roads'

It is accepted that public visibility from designated landscapes implies a higher level of relative importance.

c) Outstanding Natural Features (ONF's)

Despite its landscape prominence, Mt. Iron does not appear to be formally classified as an 'Outstanding Natural Feature' within the partially operative District Plan.

Nevertheless, it is widely considered to be of suitable quality and this assessment considers views from Mt. Iron as being important. The Assessment Site, and more particularly the surface water of the ponds, is visible from Mt. Iron and we have considered this view as though Mt. Iron was so classified, though the policies and rules relating to ONF's do not strictly apply.

5.5 Change in the Local Landscape

It is evident that this once rural and pastoral landscape in the vicinity of the Assessment Site is gradually being overtaken by land uses and structures associated with urban fringe activities. These affect the land both directly by the presence of associated permanent and temporary use and by the under-utilisation of the rural land for productive purposes. Though some land to the immediate west and south of the Assessment Site continues to be farmed, the intensity of this use appears to vary with ownership. A combination of new building development, colour, movement, vegetation clearance, new access tracks and roads is ensuring a distinct change of character. Though some views still retain a distinctly rural character, few are entirely devoid of the evidence of development or change.



Photograph 7: Landscape Change - Industrial development on Fredrick Street opposite the Assessment Site (not taken from a public viewpoint)

A significant influence of this change is the presence of existing roads. Proximity to the town and the arrangement of radiating roads ensures their increasing use to access development both locally and wider afield. Their indirect effect is to extent movement and noise into the landscape.

The direct effect is to increasingly separate the site from its component landscape by the facilitation of ribbon development. This process of severance is currently progressing apace with the growth and outward expansion of industrial uses along Ballantyne Road. Part of the Assessment Site boundary onto this road is now occupied by industry related uses on the opposite side. This extension is visually and physically separating the site from farming land to the south, which is itself gradually being eroded by lifestyle subdivision. The effect of this character change at a localised level and loss of low level visual connection to the surrounding landscape is to increase the significance of the remaining visual connections to the higher enclosing hills and mountain ranges.



Photograph 8: Landscape Change – scattered open storage within the Ponds Site



Photograph 9: Landscape Change – the commercialisation of Ballantyne Road

5.6 Landscape and Development Issues

The following landscape and amenity issues will arise with the transition from an agricultural to essentially an urban landscape. These are identified as follows:

- Loss of openness and rural land
development of buildings, roads, car parking and hard surfaces will permanently replace the existing grassed bunds and surface water
- Visual Changes in the appearance and patterns of the landscape
development will introduce movement; colour, building form and lighting into the existing landscape. It will segment and pattern the landscape in a different way
- Changes to established public views
from surrounding public roads and low viewpoints, development will increasingly obstruct views and increase the significance of higher mountain views
- Sensitivity of the landscape to change
the capacity to absorb development arising from the natural form and distribution of landscape elements to minimise adverse effects

- Assimilation with natural landform

compatibility of proposed land uses with natural topography and landform including slope and orientation
- Compatibility with adjacent land uses

integration of cross-boundary development to achieve linkages and minimise potential land use conflicts.
- Development Form

Extent of dispersal or concentration of development to minimise land take and achieve other design and social goals.
- Arrangement of Development

respect of natural features, important views, and appropriate visual and physical relationships as part of the development design

Not all of these issues should be considered as having negative effects on landscape and amenity. Development may equally bring forward the opportunity for managing the landscape resource in a different way, not least of which is a new planting and open space infrastructure to increase public access and introduce variety of experience and enhanced amenity values.

6.0 VISIBILITY OF THE ASSESSMENT SITE

6.1 Visible features of the Assessment Site

The Ponds Site contains few elements that are extensively visible beyond its boundaries when viewed from an equal or lower elevation. Although the site accommodates tall fencing, an operations hut and establishing vegetation on its Ballantyne Road boundary, these are not of such visual prominence to achieve significance in the surrounding landscape. The shelterbelt of tall conifers along the southern boundary though outside the site boundaries, does significantly assist in identifying site location within the wider landscape.

From elevated locations, visibility of the site is transformed by the contrasting blue / grey colour and reflective extent of the water surfaces of the oxidation ponds. From the surrounding hills it is this element that is the most distinctive feature of the assessment site and the element that most easily identifies it within the valley landscape.

6.2 Factors determining Visibility

a) Relative Elevation

We have identified in *Figure 9 - Relative Elevation*, the general topography of the setting of the Assessment Site. Although the locally prominent higher moraine behind the township is not particularly identified, the relatively low - lying location of the Assessment Site is clearly distinguishable.

The presence of local hills and mountain features significantly influences visibility and are of greater significance when combined with close proximity. Within the 6 kilometres of the site, these locations include:

- Mt Iron, rising to 548m within 1500 metres to the north
- Mt. Barker, rising to 596m approximately 3.6 km to the south-east
- The foothills of the Mt. Alpha range to the south

b) Vegetation and local topography

Most ground level views are eventually lost by the obstruction of intervening elements or features in the landscape, predominantly by trees, vegetation, buildings and ground levels. Low angle views from similar elevations to the site are the most sensitive to obstruction.

The landscape in the vicinity of the site has been extensively modified for grazing with shelterbelt planting and a scattering of individual and grouped planting associated with all manner of development from roads, sewage ponds, to golf courses and amenity areas. The north-east / south-west orientation of evergreen shelterbelts are a particular feature in the valley landscape significantly determining visibility towards the site.

c) Proximity and Public Access

Although clearly visible in close proximity to the site boundaries this diminishes significantly with distance as a combination of vegetation and local topographic variations within the landscape conspire to obstruct visibility.

Although elevated landscapes visible from the site may have return views, not all are publicly accessible or are within a legible distance from the site. The majority of land in the basin is privately owned and despite extensive residential subdivisions, and new industrial and commercial areas in the vicinity, there are relatively few publicly available viewpoints towards the site.

The steeper elevated land particularly the foothills to the south are generally less accessible to the public, other than specific public walkways to local peaks and points of interest. Access is determined by public walking tracks that frequently take specific advantage of elevated viewpoints from which to attain panoramic views of the Wanaka basin. The availability of short

distance recreation / exercise walks to achieve a view in close proximity to town, are extensively used; hence the popularity of Mt Iron.

6.3 Classification of Site Visibility

To illustrate the extent of site visibility, we have identified a zone where the Assessment Site is near continuously visible and defined this as the 'Inner Visual Envelope' of the site, *Figure 10 – Locations of Identified Site Visibility*. This identifies areas within the vicinity where any part of the site, including structures and trees within the site are clearly visible. The inclusion of surface elements such as trees extends the visual envelope better approximating to the potential visibility of development within the site. This envelope indicates the extent, not the significance or prominence of site visibility within these views.

To better illustrate and classify the visual extent and appearance of the site within the surrounding landscape, we have segmented the landscape into a series of 3 distance zones and four compass quadrants. These are also identified in *Figure 10*.

We recognise that potential visibility extends beyond 6 km, particularly across elevated Outstanding Natural Landscapes to the south and south-west including Mt Alpha, Roys Peaks and the Criffel Range. Although these peaks are accessible by a series of DOC promoted tracks, including the Skyline Track up to Mt Alpha, public access is fairly remote with the number of receptors relatively few.

A combination of elevation and distance provide such viewpoints with extensive visual panoramas that encompass entire basins and mountain landscapes. Although visible, the significance of site development within this scale of such views is considered marginal.

Within each zone we have identified a number of representative public viewpoints looking towards the site. These are set out in *Appendix A Representative Viewpoints (Viewpoints 1-10)*. These viewpoints illustrate how the effects of distance, elevation and orientation alter the appearance of the landscape and the relative visibility of the Assessment Site. We have included several viewpoints from where we determine the site is not visible or not clearly discernible. These are included to provide an appreciation of the factors that interrupt visibility and demonstrate the reality and relative significance of views from within the surrounding landscape.

6.4 Extent of Site Visibility

a) Local visibility – Inner Visual Envelope

Generally, the falling terraces of the Cardrona Valley to the south-east and the rising golf course moraine to the north-west contain east-west site visibility, whilst open rising agricultural land to the south and the presence of Mt. Iron to the north extend this local lens of visibility to the north and south.

Along Ballantyne Road to the north-west visibility is soon lost in the vicinity of the electricity sub-station as a consequence of intervening vegetation and falling road levels as Ballantyne Road passes down through the moraine ridge into the town. To the south-east, views are lost

earlier behind the shelterbelt along the southern boundary of the site and the steep fall in the road over the river terrace down to the Riverbank Road junction.

Visibility extends north-eastwards along Riverbank Road once past the shelterbelt and extends to the point where the road drops down into the main outwash valley south of Puzzling World; here it disappears behind a second shelterbelt. To the south-west along the same road visibility re-emerges briefly on the rise up over the river terrace only to be lost behind a Lombardy Poplar shelterbelt adjacent to the fruit farm.

Though visibility extends to the north across the undulating land of the adjacent land, it is lost before the former airfield is reached. It re-emerges in the vicinity of SH84 and continues up the rising slopes of Mt. Iron. To the south, visibility is generally lost before Orchard Road, though the top of one tree within the roadside planting is fractionally visible. The high land to the west of Ballantyne Road, around which the industrial estate is extending, effectively obstructs all further views from the west for some distance until these partially and briefly emerges beyond the Cardrona Valley Road.

b) Intermediate Visibility

Beyond the local Zone, particularly from the east and west, the perimeter and internal shelterbelts visually combine to obstruct all but occasional glimpses of the site. Consequently, clear visibility only occurs where elevation overcomes these obstructions in isolated locations within this intermediate zone.

These are principally to the east and south-east, for example, along part of Morris Road on rising terraces to the west of the Cardrona, in isolated views from Ballantyne Road as it passes over successively higher river terraces to the east and from the summit of Mt. Barker to the south-east. There are also glimpses from new residential roads beyond the Cardrona Valley Road to the south-west and a possibility of a fractional view from the Scurr Height Reserve to the north-west.

Other than such identified elevated locations, we have concluded that beyond the local zone, the Assessment Site is remarkably restricted from public view.

6.5 Local Elevated Viewpoints

Two of the most pronounced elevated views are achieved from the adjacent Roche Moutonnee of Mt Iron 1.5 km to the north and Mt. Barker 3Km to the south-east.

Both of these views are illustrated in *Figure 11 - Locally Elevated Viewpoints*, which identify both the Assessment Site and provide an idea of the approximate extent of the Revised Wanaka Structure Plan proposals.

From both locations views of the Assessment Site form only a small component of significantly wider panoramas that encompasses the basin landscape to both sides and expansive distant mountain and lake views.

Both views illustrate well the extent of the development proposed by the Revised Wanaka Structure Plan and the influence of the topographic features identified. These contain the urban expansion within the valley landscape preventing expansion along the visually sensitive lakeside between the town and the Mt. Aspiring Range beyond.

a) View from Mt. Iron

Within this view the surface of the ponds and the adjacent shelterbelt clearly identify the Assessment Site. Although clearly visible, this view also encompasses the whole of the Wanaka township to the right. Part of the attraction of this view is undoubtedly the relationship between the developed and the undeveloped, and the contrast between a small-scale town and a vast lakeside and mountainous landscape beyond.

Given the extent of the existing industrial areas and size of component buildings along Ballantyne Road, they appear remarkably distant from this location.

b) View from Mt. Barker

The view from Mt. Barker is somewhat different, though the ponds are again, clearly identifiable. This is a more distant and oblique view looking up the valley landscape toward the lake with a foreground view dominated by an essentially rural landscape. In this view, which includes the visible elements of the township beyond, the width of the assessment site is revealed between the industrial estate on Ballantyne Road and the works areas close to the Cardrona river bed. Although development within the site will be visible from this location, the most notable landscape change to the site will be the loss of the ponds.

Although this is an important viewpoint, it is not considered so visually sensitive, as it remains in private ownership.

In both these elevated views it is very evident that the Cardrona River provides a significant boundary in the landscape. It is the only natural element that crosses from one side of the valley to the other and is reinforced by the alignment of Riverbank Road. The identification of this road as the Outer Growth Boundary to the Structure Plan seems logical within the landscape. The land between the top of the river terrace and Riverbank Road will provide a green buffer to support the visual mitigation of development and a combination of road and river provide potential for a distinctive and defensible urban boundary to the rural landscape beyond.

6.6 Visibility Evaluation

- In the local context, site and boundary vegetation represents an important feature of this concealment, though beyond this, topography plays an increasingly important role in determining visibility. Local site visibility would be affected by removal of these existing shelterbelts.
- Other than from the elevated locations identified, limited site visibility implies the landscape currently has a reasonably high capacity to absorb development change without compromising

general visual amenity from public locations. A useful indication of this is the present industrial estate on Ballantyne Road. Despite both some large and reasonably tall buildings and structures, and slightly higher ground, this estate is remarkably difficult to locate beyond its immediate local context from within the valley landscape. Although, like the Assessment Site, it is visible from surrounding hills and mountain ranges, elevated views towards it are substantially mitigated by a combination of distance and breadth of the panorama in a very wide landscape where views of towns and development provide a sense of scale to the overall landscape.

- From all sensitive public locations along the lake edge and from within the existing town, the Assessment Site is not visible. Furthermore, elevated views from the south will be experienced by relatively few viewers as the number of trampers / walkers who pass over this track will be a small fraction of those that use the Mt. Iron walking tracks.
- From most of these views the loss of surface water will introduce the most noticeable change in the landscape.
- Potential change within the Assessment Site should not be considered in isolation. It is one component of a much larger Structure Plan development process that will see extensive development and change to much of the immediate landscape around the Site. In elevated views such as from Mt. Iron, this change in the landscape will be most pronounced. Here, views combine close proximity with elevation, public access and lack of intervening obstruction. Mitigation would have to emerge strongly from the design process with a prominent issue being the appearance of development with an emphasis on development form, scale, pattern, colour and roofscape.
- A further important issue will be the arrangement of the new landscape structure within the Revised Wanaka Structure plan to ensure that development is softened by the arrangement of vegetation, trees and open spaces. For example one of the notable features from elevated locations is the importance of established tree planting.

7.0 THE ASSESSMENT SITE AND THE STRUCTURE PLAN

7.1 Importance of the Assessment Site

The Assessment Site is significant to the Revised Structure Plan because it is the first site to come forward to a Plan Change process as a direct consequence of the Structure Plan. It also:

- straddles the proposed Inner Growth Boundary
- establishes the alignment of a link road across Ballantyne Road
- proposes entirely non-residential uses to Ballantyne Road
- will contribute significantly to the future character of Ballantyne Road

- will contribute towards recreational routes that will require continuity beyond the site
- is the only proposed new yard based industrial component to the Structure Plan.

7.2 Significance to the Landscape

The site is significant in landscape and amenity terms because it:

- will extend comprehensive development into presently 'rural' land
- will introduce the potential for yard based and industrial activity in close proximity to low density residential activity
- will be visible from public views
- will be visible from and contribute to the character of Ballantyne Road

7.3 Alternative to Planned Development

Should future development around Wanaka not proceed on the basis of the proposed Structure Plan or the Plan Change for this Assessment Site not proceed, then in their absence what changes are likely to occur within the local landscape? In effect, this represents the 'business as usual' approach which would rely on the continuation of present planning policies.

The use and appearance of land and infrastructure in the vicinity of the Assessment Site is unlikely to remain static as a consequence of unsatisfied pent-up demand. We suggest the following trends seem likely:

- **De-contamination and re-use of the Assessment Site**

As QLDC have a legal obligation to decontaminate the land in accordance with health and safety regulations, this can be expected to involve removal off-site of some ground material and clearance of other elements including embankments, fencing and building / structures from the operational part of the site. This process will see complete drainage of the ponds combined with a degree of site re-grading and drainage suitable for its return to agricultural use. This may include removal of the trees to the edge of Ballantyne Road in association with site re-fencing. Whether the rear part of the site, currently used for redundant material storage, continues in this use or not will depend on other matters relating to ownership and consent considerations.

The effect of this process will be the removal of the present distinctive surface water from the landscape, so noticeable from surrounding elevated locations. Unless a water body is retained for some other use, this change is likely to occur whether this Plan Change proceeds or not.

Whether the site remains in agricultural use, will be determined by others. The most likely alternative use would be some form of industrial use given its proximity to existing industrial uses and ready access to Ballantyne Road. This would require a separate resource consent

application. Whether considerations of its amenity relationship to Ballantyne Road will receive adequate consideration under this scenario would be an unknown factor, though given the precedent set on the opposite side of the road, this seems unlikely. There is a likelihood that the net landscape and amenity effect would not be as attractive or considered as the present proposals.

- **Implementation of development under existing zoning**

A number of zones already exist in the vicinity of the assessment site that are capable, if implemented, of introducing change to the immediate landscape setting regardless of the present Plan Change. These include a Rural Lifestyle zone adjacent to Riverbank Road to the north and west of the Assessment Site, and an Industrial zone along the opposite side of Ballantyne Road south of Frederick Street.

This process will effectively see the extension of ribbon development along Ballantyne and Riverbank Roads continuing the present low density residential development and industrial uses that may continue to use up industrial land for other purposes, including retail and offices.

- **Further Resource Consent Applications**

It seems likely that in the absence of comprehensive structure plan proposals, further resource consent applications for commercial and residential uses could be anticipated in the vicinity of the Assessment Site. Subdivision in the Rural General zone is a discretionary activity under the present District Plan.

As there is an apparent shortage of industrial and business land within Wanaka, it seems predictable that those zones allocated for such uses areas will come under increasing pressure for further intensification. This may exacerbate amenity issues already present in such existing zones as Anderson Heights and may lead to further pressure to expand the industrial estate opposite the Assessment Site onto the higher ground between Connell Terrace and Gordon Road as envisaged under the Revised Wanaka Structure Plan.

Evaluation

The absence of identified land supply may slow development, but is unlikely to prevent growth pressures to satisfy demand. This increases the likelihood of more inappropriate and visually sensitive land being taken for development in an un-coordinated and piecemeal fashion. Existing open and undeveloped sites will come under increasing pressure, particularly those associated with proximity to the existing commercial / retail centres and adjacent residential land. These presently undeveloped and low density areas are frequently those most valued by the community.

Changes in the existing landscape are likely to continue. Implementation of existing permitted development and de-commissioning of the Ponds Site will of themselves introduce significant change. Ballantyne Road is also likely to come under increasing pressure for expanded linear development in the absence of a planned alternative. This could lead to a significant erosion of the amenity value of this road.

7.4 Part A Summary

The Assessment Site should not be considered in isolation, but as one part of a wider set of development proposals envisaged by the Structure Plan.

It lies entirely within a Visual Amenity Landscape (VAL) and within sight (2.5 Km) of an Outstanding Natural Landscape.

The site contains elements that already service the town and its essentially rural character is being eroded by encroaching development and changes in land use.

The extent of site visibility beyond the immediate boundaries and from within the surrounding landscape is unexpectedly limited, though public boundaries and elevated public viewpoints provide clear views

Site development and form will be a visual issue as a consequence of the elevated public view from Mt Iron.

The present appearance of the landscape is unlikely to remain static. Increasing pressures and implementation of current planning provisions will introduce further development in the vicinity of the Assessment Site. De-commissioning of the Oxidation Ponds of itself will remove the characteristic appearance of the surface water basins from the landscape.

PART B - THE ASSESSMENT SITE AND PROPOSALS

8.0 LANDSCAPE RESOURCES OF THE SITE

8.1 Introduction

This section provides further detail on the elements and resources of the Assessment Site and its landscape relationship with adjoining land. It identifies features and elements of value and concludes with a landscape evaluation of development across the site.

8.2 Site Location

The Assessment Site lies on the opposite of the Frederick Street and is visually connected to the township by a ribbon of existing industrial development along the south-western side of Ballantyne Road.

8.3 Site Relief

The site lies within a localised landscape of undulating moraine interrupted by more significant topographic features that establish the principal catchment pattern.

The site straddles part of a shallow outwash valley that crosses Ballantyne Road and drains to a local low point within a broad valley south of Puzzling World some 800 meters to the north-east.

The western half of the site has been artificially levelled and modified to accommodate the oxidation ponds. The eastern half retains much of its original valley structure and is separated from the ponds by an elevated retaining embankment that crosses the shallow valley. This general relief pattern is illustrated as contours in *Figure 12a* and interpreted diagrammatically and pictorially in *Figures 12b and c*.

8.4 Land Use

The western side of the site is currently used for operational activities associated with effluent treatment in the form of oxidation ponds. The eastern, and lower half, is used for storage of surplus municipal materials and recovered vehicles. Both uses are accessed from a gate onto Ballantyne Road adjacent to the north-west corner of the site. A second gate and access track lies adjacent to the south-west corner. Immediately adjacent to the Ballantyne Road reserve lies a width of grass and tree planting intended to screen the site from the road.

8.5 Landscape Character

Although the lack of surface structures within the site retains a semi-rural appearance, particularly from lower areas to the east and north, this character is much modified by location and orientation of the

viewer. From within the operational site, this character is much altered by extensive surface water, engineered embankments, pipe infrastructure structures and the movement of vehicles and adjacent industrial activities. From Ballantyne Road the presence of security fencing, screen planting and a service hut introduce a more utilitarian appearance

8.6 Visual Containment

Although outward views within the valley floor are restricted by vegetation beyond the site and its immediate setting, there remains a strong visual relationship between the site and the remaining wider valley landscape, particularly towards the encircling hills and distant mountain ranges of the Mt. Aspiring National Park to the north and north-west.

Few views have any intermediate component other than those that include elevated land, such as Mt Iron, elevated land north of the town, or Mt Barker and the foothills of Mt Alpha. This aspect largely reflects the findings of our site visibility assessment, where local return views within 6 km of the site are confined to these areas of intermediate elevation.

The principal local factors controlling outward views within the wider landscape are variable topography and existing shelterbelts, particularly orientation that emphasises east – west views. As a consequence of these factors, views eastwards across the site from Ballantyne Road are dominated by Mt. Iron, yet there is no visual relationship between the site and the town centre or the lake.



Photograph 10: View south-east across The Assessment Site to Riverbank Road and Mt Barker / Criffel Range

Most views from within the operational site to the north include some aspects of the industrial use on Ballantyne Road, though many are also dominated by the sheets of reflected surface water in the foreground. Views to the south-east are almost entirely blocked by the conifer shelterbelt along the Ponds southern boundary. This conifer belt also significantly blocks return views of both the assessment site and the adjacent industrial uses from much of Riverbank Road, though further to the east along this road beyond the conifer belt, there are views into the open storage area on the eastern side of the site.

Return views outward from this eastern side of the site are more contained, particularly from the lower parts of the valley structure, and when controlled both by the boundary conifer belt and the ponds embankment.



Photograph 11: View from the Assessment Site towards Ballantyne Road and industrial site

8.7 Proximity Evaluation

The relationship of the site to existing uses and features is an important consideration in relation to development use and form within the Assessment Site. In particular, we note the following,

a) Adjacent Development Proximity

The Assessment Site is bound on two sides by proposed development as shown on the Revised Structure Plan. The third side, that to the south, between the conifer belt and Riverbank Road is located between the inner and outer growth boundaries and may be appropriate for development beyond 2026.

Evaluation

- Access and land use relationships between the Assessment Site and future development adjacent to its boundaries should be co-ordinated to ensure an integration of access links and land uses with minimal landscape effects.

b) Elevated Proximity

Mt Iron provides an elevated and reasonably close public view towards the Assessment Site at approximately 1.5 km. At this distance and elevation the most notable features that identify the Assessment Site are the surface water of the ponds and the adjacent conifer shelterbelt. In relation to the clarity of development in the foreground, this view well illustrates the role of distance in diminishing the visual effect of development such as the industrial development on Ballantyne Road.

Evaluation

- Although distance will minimise the effects of proposals within the Assessment Site, they will be visible from this elevated viewpoint. As a consequence, the pattern, form, colour and roofscape of developed elements within the site are important visual amenity considerations.

c) Residential Proximity

Along Riverbank Road there are a number of existing residential properties in relative proximity to the Assessment Site. Although the majority are concealed behind vegetation, some enjoy an

oblique view across the Assessment Site to the Mt Alpha Range. Others are reliant on the existing conifer belt outside the southern boundary of the Assessment Site to screen them from the existing industrial uses along Ballantyne Road.

Evaluation

- For several existing residential dwellings it is important for visual amenity reasons to retain the existing shelterbelt screening along the southern boundary

d) Commercial / Industrial Proximity

To the south

Ballantyne Road serves a number of commercial uses relating to service yards and waste recycling (e.g. Wanaka Wastebusters) to the south of the Assessment Site. The river gravels are also extensively mined with truck movements exiting onto Ballantyne Road.

To the west

Industrial development extends along Ballantyne Road for a distance of nearly 300 metres opposite the Assessment Site. The recent Frederick Street and Connell Terrace extension has extended the depth of industrial use and increased the scale of industrial buildings. A further and similar extension down Gordon Road is presently under construction. Frederick Street joins Ballantyne Road opposite the centre of the Assessment Site with Gordon Road joining Ballantyne Road some 350 metres to the north.



Photograph 12: The new Placemakers store opposite Ponds Site obstructs views and changes amenity

Evaluation

- Existing junction arrangements may influence the access potential of the Assessment Site from Ballantyne Road
- Frederick Street opposite the Assessment Site, though currently a cul-de-sac, has the potential to be extended south-westwards (dependent upon legal / ownership position)

- Ballantyne Road is becoming an increasingly heavily used road for industrial vehicles with vehicles travelling at speed generating noise and movement into the Assessment Site. It is also an increasingly popular ‘back door’ route across into Wanaka, for local residents. The boundary treatment of this road will be an important amenity issue. This road frontage will need to provide unity and cohesion of built form, providing an attractive scale and integration of landscape and car parking arrangement associated with the road.

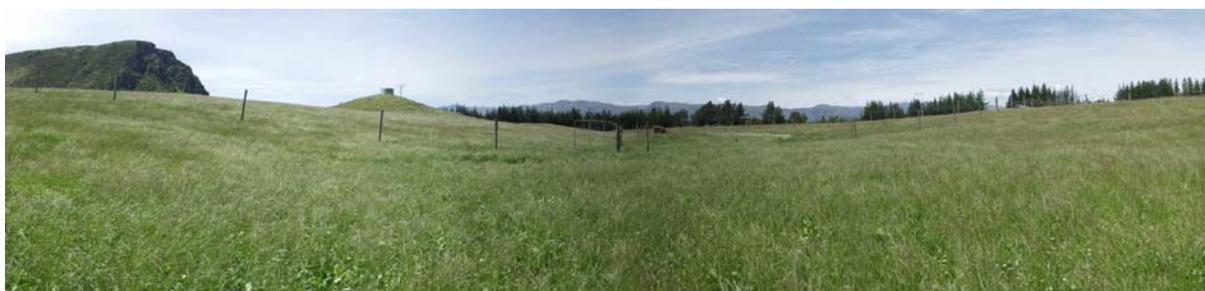
8.8 Site Resources and Condition

This section identifies existing resources and elements within the Assessment Site identified in *Figures 13 a - c - Identification of Natural and Manmade Elements*.

a) Natural and Planted Features

- Remnants of a shallow valley passing from south-west to north-east beneath the Assessment Site and evident only on the eastern side of the site

This valley is part of a more pronounced outwash valley that passes through the industrial estate on the opposite side of Ballantyne Road (Frederick Street aligns along its length) to curve north-westward back to a second break in the moraine that rises above and behind the town in the vicinity of Golf Course Road. A secondary arm of this outwash channel to the north-west is now utilised by Ballantyne Road and identified by the higher land terraces levels to either side of the road.



Photograph 13: The shallow secondary valley that passes from the Assessment Site through to the adjacent land to the east.



Photograph 14: The visual ridge adjacent to the junction of Riverbank and Ballantyne Roads



Photograph 15: The important south-western shelterbelt screens both oxidation ponds and industry from Riverbank Road

- Screen planting – an 18 metre width set aside for ornamental tree and shrub planting between the operational security fence and the road reserve to Ballantyne Road. This planting contains a variety of ornamental trees and shrub species, but has not established a solid visual screen, having more the appearance of occasional trees and shrubs within grassland.



Photograph 16: Sporadic ornamental planting of Ponds Site to Ballantyne Road frontage

This planting is locally important to the amenity along Ballantyne Road in the absence of other significant vegetation, but not of such significance to restrict development options.

The planting along the south-western boundary of the Ponds Site is believed to lie beyond the boundaries of the Assessment Site. It was probably planted as a visual barrier to the ponds and as a windbreak. It is now a reasonably mature stand of Pine about 10-15 metres tall with one significant gap towards its north-eastern end.

Although not within the site boundary, this shelterbelt is considered of importance. It features prominently in all views across to the site from Orchard Road, Cardrona Valley Road and southern parts of Ballantyne Road. It is particularly significant in views towards the site from identified elevated locations on the rising terraces to the south-east of the Cardrona Valley where it visually unites with Poplars on the southern side of the river to form an important visual boundary intended to become the new boundary of Wanaka to the rural hinterland. Locally, this shelterbelt also screens much of the existing industrial development along Ballantyne Road as well as the oxidation ponds from Riverbank Road.

This shelterbelt has the capacity to moderate effects and amenity of development within the Assessment Site.

b) Manmade Elements

▪ Wanaka Oxidation Ponds and Associated embankments

The valley form and proximity to Ballantyne Road enabled establishment of the oxidation ponds by simple introduction of a dam-like embankment across the valley associated with excavating of part of the terrace structure adjacent to Ballantyne Road to the west and excavation into the existing ground level to the east.

The three existing ponds cover an area of approximately 6 ha, all retained by compacted earth bund embankments containing water / effluent to a depth believed to vary between 1.5 and 2 metres. The ponds are believed to be clay lined.

An area to the rear of the ponds, roughly equivalent to the area of the existing operational ponds is also retained within the Assessment Site. This eastern half of the site was probably acquired to allow construction of a second set of operational ponds if required. Relatively undeveloped, this land reveals the remnants of the former valley structure emphasised by the prominence of the earth retaining embankment enclosing the ponds. This embankment rises about 3 metres above the lowest point of the valley.

The value of the western side of the site is that it has already been artificially levelled and contains a base of pond floor below existing ground level.



Photograph 17: The supporting embankment to the oxidation ponds

The Oxidation Ponds also contain a number of structures within its wire fenced boundaries. These include screening equipment, an operations hut, two vehicular access gates onto Ballantyne Road and a variety of related and unrelated built structures including a set of animal kennels and an abandoned potting shed. There are also a number of underground pipelines and cables distributing effluent between the ponds and providing power to the mechanical oxidation assisters on the south-easternmost of the three ponds.

One of the most striking features of the oxidation ponds is the exposure of surface water in the landscape, which reflects the colour of the sky and the distant mountains. Although of unclear water, in some circumstances, the effect is of a high quality visual amenity.



Photograph 18: *The visual effect of the surface water of the ponds on a clear day*

8.9 Summary Evaluation of Valuable Site Resources

The following elements and features of the site are considered of value, and require protection or consideration to ensure their retention (in form and function) in the landscape. They are identified on the aerial photograph of the site in *Figure 13 c - Summary of Valuable Site Resources*.

a) Landscape Features

- Valley structure
- Existing shelterbelt planting (outside the site boundary)

b) Manmade Elements

- Form of the present oxidation ponds, particularly the south-western retaining embankment and base level of ponds

c) Amenity Value

- Treatment of all peripheral boundaries
- Open foreground allows distant mountain views
- Setting for Mt Iron
- Surface water reflection of the oxidation ponds
- Low-lying ground level within the existing ponds

9.0 LANDSCAPE AND AMENITY EVALUATION OF SITE DEVELOPMENT

The following landscape issues, advantages and opportunities are identified in relation to development on the Assessment Site. These relate to the general effects of development rather than specific proposals.

Landscape and Amenity Issues

- Visible from Mt Iron at approximately 1.5km distance
- Increase in activity intensity, eg. vehicle movements and traffic generation
- Potential loss of amenity to existing neighbouring properties
- Loss of openness and interruption of views across the site
- Located within a VAL category landscape
- Proximity to proposed future development
- Visually isolated until further development occurs
- Proximity to established industrial activity

Landscape and Amenity Advantages

- Relatively visually discrete from views within the wider valley / basin floor
- Not visible from sensitive lakeside locations

Development Opportunities

- Proximity to proposed residential and commercial development
- Already a developed site
- Facilitates access to other sites within the Structure Plan
- Recognition and incorporation of identified landscape features
- Potential improvement of the amenity value of peripheral roads
- Use of site resources to inform and improve development design.

10.0 EVALUATION OF STRUCTURE PLAN PROPOSALS FOR THE SITE

10.1 Revised Wanaka Structure Plan Proposal – August 2007

The draft Wanaka Structure Plan of 2004 has been reviewed and substantially revised by QLDC and its consultants. The current draft revision amends the extent, and land uses, proposed within the inner growth boundary, including the Assessment Site.

10.2 Evaluation of Structure Plan Proposals for the Assessment Site

This evaluation does not consider the precise effects on the receiving landscape, but how well the Revised Structure Plan zonings respond to the existing resources and design opportunities of the site. These revised zonings are identified in relation to the Assessment Site in *Figure 14 - Structure Plan across the Assessment Site*.

We identify three essential elements together with an identification of issues:

- Growth Boundaries

Whilst the Outer Growth boundary is identified as Riverbank Road to the east of the Assessment Site, the Inner Growth Boundary divides the Assessment Site into roughly two equal portions. Land between the Assessment Site and Riverbank Road remains outside the Inner Growth Boundary.

Issues

- The revised alignment of the Inner Growth boundary to exclude the eastern side of the site means that development proposals for this side will occur at a deferred date.
- Growth boundary alignment hinders continuity of development between the Assessment Site and the adjacent land to the east

- Circulation

Access proposals for the Assessment Site are connected to a wider road network comprising SH84, Ballantyne and Riverbank Roads supplemented with a new arterial Link Road between Ballantyne and SH84. The revised structure plan envisages the Assessment Site contained and accessed by a road grid around its full periphery and segmented into two by a central road that aligns with the proposed Inner Growth Boundary. Roads along both the northern and southern boundaries access onto Ballantyne Road, whilst two further roads precisely paralleling the north south axis of Ballantyne Road link the site south to Riverbank Road and north to the new Link Road. One further road links the peripheral road grid north-eastwards through the adjacent land to the north-east to align with the southern boundary of the proposed high density residential zone. In all, the site has 7 access links to existing and proposed roads.

Issues

- Road alignments tend to follow field boundaries. These are occasionally ownership boundaries, leaving responsibility for construction of some roads complex and unresolved
- Though not as pronounced as the previous Draft Structure Plan, roads are still used diagrammatically to segment different use zones. In this manner, roads separate rather than provide a character focus to the land use they serve. This is particularly pronounced in relation to the Assessment Site which is entirely separated from adjacent land by roads

- No direct through routes across Ballantyne Road are identified. Though this preserves the primacy of the existing radiating roads into and out of the township, it reduces the direct connections between the new retail core off SH84 and future residential land to the west of Ballantyne Road. It also reduces the opportunity of the Assessment Site in contributing to this link.
 - The structure plan proposes no circulation system other than roads. There are no strategic open space, footpath or cycleway routes identified.
 - Road circulation system proposed may potentially attract industrial traffic through future residential areas
- Land Uses

The Revised Structure Plan identifies the following uses across the Assessment Site. These areas are approximate only, extrapolated from an enlargement of the structure plan diagram across the site boundaries. As gross figures, they including all circulation elements included on the plan (roads etc)

Within the Inner Growth Boundary

Business	1.95ha
Industrial – Yard Based	10ha

Beyond the Inner Growth Boundary

Mixed Business / Technology / Office / Yard Based Industrial	8.5ha
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In summary, these uses propose yard-based industrial uses over the area of the present operational ponds and associated embankments / support land. Business and business related commercial / employment uses fronting Ballantyne Road introduce a width of smaller grain development providing an intervening land use between the road and the yard-based industry behind.

Identification of proposed uses on the eastern half of the site effectively establishes the intent for a Deferred Employment zone beyond the 2026 plan period; ‘Employment’ encompassing Office / Technology / Mixed Business / Industry.

The justification for employment related uses across the Assessment Site relates to identified need within Wanaka to ensure a balanced and co-ordinated growth structure (*Wanaka Commercial Lands Needs Study - Hill Young Cooper 2006*).

- The physical attributes of the western side of the site believed to be influential in identification of these uses include,
- proximity to existing and proposed industry

- partially flat site suitable for large format uses
- level changes within the site could reduce visual effects
- good vehicular access onto Ballantyne Road
- existing screening to the south
- opportunity for open space to buffer adjacent proposed residential

Landscape Issues

- Land use zoning concentrates and extends industrial related uses along Ballantyne Road allowing expansion into land to either side. This ensures that any perpendicular links, particularly between retail and residential uses to either side of Ballantyne Road, have to pass through industrial land. This is likely to reduce amenity values
- Ballantyne Road continues to accommodate employment and commercial uses to service the town and remains as a local and secondary route. This route may one day become a more important route into town than is presently considered. Development to either side of the road should recognise this factor in terms of environmental quality and amenity value
- There is no identification of an open space structure either for future recreation / play provision, recreation routes or for buffers between incompatible land uses. Opportunities to use open space as an amenity to unite uses and provide attractive focal spaces are under-valued
- Low density residential uses adjacent to industrial / commercial activities introduces potential landscape amenity issues, particularly within the deferred eastern half of the site which projects into the residential core adjacent to the Assessment Site
- Land use to the south of the site is isolated and not identified leaving relationships between this land and the site unresolved particularly in relation to potential buffering.

11.0 EVALUATION OF STRUCTURE PLAN PROPOSALS ON SITE LANDSCAPE RESOURCES

As a first step in this design and zone refinement process within the Assessment Site, we identify below the advantages and disadvantages of the present Revised Structure Plan proposal in relation to the most effective and efficient use of on-site landscape resources,

Disadvantages

- Identification of low density residential activities adjacent to potentially yard based industrial activities.
- Increase in the scale and movement of vehicles on the existing peripheral roads
- Loose correlation between the landform of the eastern part of the site and the proposed uses
- Concentration of industrial and business uses to Ballantyne Road make the need for amenity improvements to the road more significant

Advantages

- Industrial use adjacent to Ballantyne Road concentrates industrial and commercial use to minimise the effect of traffic distribution
- Although the presence of the existing water bodies will be lost within the wider landscape, there is an opportunity to retain the existing outer form of the pond embankments and utilise the lower levels of the pond bases for visual screening.

On balance, the Revised Structure Plan proposal works reasonably well at a diagrammatic level for the western side of the site. However, an element of uncertainty remains in relation to the deferred eastern part of the site, particularly in relation to the need for sufficient buffering for amenity considerations between site and adjacent land uses.

12.0 CURRENT MASTERPLAN PROPOSAL

12.1 Background, Objectives and Site Response

Background

A masterplan approach has been adopted to establish a more refined design arrangement for the site and to inform the present Plan Change. This masterplan reflects many of the principles embodied in the Revised Structure Plan but refines its essential diagrammatic form in response to the constraints and opportunities presented by evaluation of site resources, and likely environmental and visual amenity outcomes including predicted effects such as noise and aesthetic cohesion.

At the time of writing, the masterplan is in draft only. It is likely that following the results of other studies currently being undertaken, the masterplan will be subject to further amendment. For this reason, this evaluation is restricted to the broad arrangement of uses, rather than detailed assessment.

Objectives

The following objectives have been applied to the design process:

- minimise adverse landscape effects by making best use of existing resources to inform and enhance the design arrangement
- respond to anticipated access and circulation links within and beyond the site
- establish a greater integration and mixing of land uses to engender character
- avoid predictability of form without loss of aesthetic cohesiveness

12.2 Proposals for the Assessment Site

The current use of the site for treatment of town effluent will cease following a reasonable period after commissioning of the new sewerage treatment works. The current proposal is to re-zone the land in accordance with securing the uses identified in the Revised Wanaka Structure Plan, which establishes an alternative use for the site.

Any alternative use will require de-contamination of the site. The degree and appropriate standard of decontamination may be dependent upon the final intended use, though the current intention is to achieve a high degree of remediation to ensure greater flexibility of future use.

The topographic relationship of the oxidation ponds to the site is well illustrated in Figures 13a-c.

Design Objectives and Principles

Following identification of development goals, a set of general and specific landscape objectives were defined for the masterplan including,

- development that recognises the potential of Ballantyne Road as a high amenity entrance route to the town,
- compatibility and integration between land uses both internally and to all adjacent site boundaries to decrease mitigation requirements,
- retention of a strong visual relationship between Ballantyne Road, the Site, and the surrounding landscape features, particularly towards Mt Iron,
- identified land uses to reflect existing site resources and opportunities,
- a masterplan that establishes design flair and imagination,
- mechanisms to control the quality and appearance of development
- consideration of development appearance from elevated public locations,

- retention of the form of the present ponds and embankments as an integrated aspect of the site design,
- retention of an element of surface water within the proposals for purposes of amenity,
- recreational routes that cater for potential access across the site down to the Cardrona River, and to residential zones proposed on either side of Ballantyne Road.

Main Elements and Assessment

Following initial exploration of a number of options, it was determined by the client that the site should accommodate an immediate need for 10 hectares of yard based industrial activity, with provision for future industrial and mixed business activities over the remainder to provide a longer term employment provision for Wanaka.

The following issues were identified in relation to this provision within the resources and amenity values of the site:

- visual implications of Yard Based Industry directly onto Ballantyne Road
- amenity implications of the proximity of industrial uses adjacent to proposed residential
- integration with surrounding land uses
- continuity of open space or amenity
- potential loss of the form of the ponds in the landscape
- consideration of footpath and other recreational / amenity linkages
- potential distribution of industrial traffic through residential areas
- positive contribution to the future amenity of Ballantyne Road

To overcome the issues inherent in establishing employment based uses across much of the site, a series of further options were interrogated. These included exploration of the opportunity to consider a land use exchange with land to the south of the site. These were later abandoned as they proved inconsistent with the release of the Revised Structure Plan.

A subsequent re-design resulted in draft Diagrammatic and Illustrative Masterplans illustrated in *Figures 16a&b*. The proposed refined Activities Area Plan, *Figure 15*, for the Assessment Site and the subject of this Plan Change has arisen directly from these two plans.

12.3 Current Masterplan Proposals

Although these plans illustrate development to the eastern side of the site, this is in effect a deferred zone subject to further discussion and the precise arrangement of uses. In particular, requirements for

buffer and amenity planting will need reviewing in relation to the juxtaposition of proposed adjoining land uses, particularly if the internal area is developed for more industrial uses.

A summary of the principal elements of the proposals is outlined below with how they resolved some of these issues identified in italics:

- Business activities along the frontage to Ballantyne Road associated with a buffer of trees and vegetation

providing a smaller grain and more attractive building form to the road frontage achieves the desired outcome of increasing the amenity value of the road by providing principal vehicle access to the rear supported by limited parking to the roadside

- Yard-based industrial use confined to a location within the existing outer containment bunds

retains the form of the pond containment and uses the lower ground levels to improve visual quality by providing screening from beyond the site - also retains the steep embankment to the adjacent land to the east

- Site access from two locations on Ballantyne Road,

- a) principal access located centrally along Ballantyne Road frontage establishing a cross roads with Frederick Street on the opposite side

formalises the present junction arrangement establishing industrial access to either side of Ballantyne Road. Provides opportunity for footpath link from Frederick Street, an open site entrance space and retains views across to Mt. Iron from Ballantyne Road.

- b) that to the rear of the site using the existing formed track and modified embankment to establish an independent access to the rear of the site

makes use of the existing site resources for vehicular accesses to both boundaries and provides a central pedestrian walkway / cycle route that lines up with Frederick Street and retains an element of the former pond division. Walkway provides link as part of wider amenity and circulation system

- Potential for the main Ponds Access road to become part of a more important link between land uses beyond the site

provides opportunity for a new road link through to Ballantyne Road effectively linking the proposed retail core off SH84 with proposed residential to the south-west on the far side of Ballantyne Road

- Retains much of the integrity of the main retaining embankment of the ponds across the valley floor that presently separates the site into two

Retention of this embankment provides a strong visual delineation on the ground to the Inner Growth Boundary

- The rear or eastern portion of the Assessment Site could accommodate a mix of Technology or Office Park that would effectively 'buffer' the residential from the Yard Based Industry

this arrangement provides for a potentially higher amenity use and better opportunities for integration with adjacent land by providing an amenity and recreation route through to Riverbank Road

- The design of the eastern part of the site includes provision for a higher density of Employment related development associated with the road and periphery of the central land use

this arrangement provides a better opportunity to provide a developed edge in support of amenity widths and planting to better buffer the appearance of industrial related uses within the central area.

12.4 Land Use Schedule

The following land uses are identified in the masterplan:

Western Side

Mixed Business (including parking and access)	=	1.55ha
Yard Based Industry	=	10.0 ha
Planting Strip to Ballantyne Road (including some car parking and access)	=	0.53ha

Deferred Eastern Side

Low Density Employment (Technology/ Research)	=	5.5ha
High Density Employment (Mixed Business/ Office)	=	2.9ha

These are all gross figures and include all infrastructure, roads, easements and buffer widths.

Buffer Zones

The adopted principle is that development should mitigate its own acoustic and amenity effects on its boundaries. Establishment of appropriate buffer widths and content will depend upon confirmation of uses in the deferred zone and land uses within adjacent zones. The revised Structure Plan on which this evaluation is based identifies yard based industrial activities as a potential activity across the rear of the Assessment Site. Boffa Miskell Ltd understands from

verbal discussions with QLDC Officers that this is no longer supported and that mixed business/office are preferred activities in this location; we assume the revised Structure Plan is to be changed in accordance with this. As the revised Structure Plan forms the baseline for this evaluation, we shall consider that should yard based industrial activity remain proposed here, we would make the following notes with regard to buffer zones:

On the assumption that adjacent land will be low density residential in accordance with the Revised Structure Plan, a minimum default width of 30 metres is identified on the Diagrammatic Masterplan, *Figure 16a*, to establish a minimum separation between residential and potential non-residential uses, though this may be lesser or greater depending on confirmation of specific land uses. Should any part of the site be used for industrial related activities, then this width may need to be considerably wider, possibly in the order of 50+ metres to counter adverse amenity effects (eg noise) and may include other supplementary mitigation measures. The Illustrative Masterplan, *Figure 16b*, proposes that non-noise generating uses such as general business and office may contribute to this buffer width given that buildings and general planting may supplement the amenity of these activities.

Western Side adjacent to Ballantyne Road

Mixed Business Use

This use will include a variety of business activities including offices, showrooms and small-scale service activities. It is anticipated that buildings along the frontage to Ballantyne will predominantly be of two storeys (8-9m in height), but enabling higher landmark elements adjacent to crossings and junctions. These buildings should have the opportunity for the development of a variety of heights and styles including the opportunity for pitched roofs and face onto Ballantyne Road. A 40% building site coverage is anticipated to Ballantyne Road.

Industrial – Yard Based

This use envisages large minimum lot sizes with accommodate larger single storey structures up to 10 metres height allowing the accommodation of mezzanine floors for offices. A 15-20% building site coverage is anticipated.

Eastern Deferred Area

Deferred Lower Density Mixed Business Use

As a consequence of variable topography and likely proximity to future low density residential uses, this area is identified for lower density employment uses set in a more open and planted landscape enabling better retention of the existing landform. Land uses may include office, business, technology and research based employment and / or manufacturing. A low building to plot ratio in the order of 20-25% is anticipated to establish a more open and informal landscape setting.

Deferred Higher Density Mixed Business / Office Use

To provide a more comprehensive and active developed frontage to the access link road into the eastern side of the Assessment Site, a roadside zone of business and office uses is proposed. These will achieve joint access from the link road which they will face onto, with lots established on terraced sections providing sufficient set back from the road to provide sufficient tree planting to establish an attractive amenity edge to the road. It is anticipated the built form will be a series of linked and separate buildings of architectural quality rising to a maximum height of 8 to 9 metres. These buildings and associated tree planting may also contribute to the buffer provision between residential and non-residential uses to the rear. It is anticipated the building coverage will be in the region of 35-40%.

12.5 Evaluation of Masterplan in relation to Revised Structure Plan

How does the masterplan proposal respond to the arrangement of the revised Structure Plan and its identified issues?

Growth Boundaries

- The proposal accepts the principal of segmenting the site and ensures this division occurs along an existing identifiable feature within the landscape – the present oxidation ponds retaining embankment.
- It identifies a set of future uses for the resulting deferred zone, though finalisation of land uses and amenity standards will further dictate detailed design.

The proposals provide an independent access from Ballantyne Road to service the deferred site in the event of separate development.

Circulation

- The masterplan rationalises the peripheral road network of the Structure Plan to ensure a stronger east-west arrangement of roads linking the Assessment Site strongly to Ballantyne Road.

- The proposal maintains the north-south access links to provide a secondary service access to the Assessment Site and integrate it with land use to the north and south.
- The roads are in achievable locations within the site boundaries and provide access to links beyond the Assessment Site into the wider Structure Plan area.
- The masterplan establishes a series of footpath / recreation routes that further supplement to road system to provide an increased amenity and integration with adjacent uses.

Land Uses

- The masterplan substantially conforms to the land uses identified on the revised Structure Plan, both within the western and deferred eastern area of the Assessment Site.
- Introduction of Business activity and amenity width fronting Ballantyne Road will improve the amenity along this road maintaining some open views towards Mt. Iron.
- Yard-based Industry can be successfully accommodated within an expanded area of the former basin of the oxidation ponds provided adjacent land uses conform to the present structure plan proposals.
- Land use proposals within the deferred zone are potentially less likely to achieve a high level of integration with adjacent land uses, though the masterplan introduces a number of techniques to improve their amenity relationship, including graded density, open space, recreation routes and amenity buffers.

12.6 Assessment of Masterplan in relation to Site Resources Issues

How does the masterplan respond to the site resources, opportunities, and design objectives?

In relation to site resource issues, the Masterplan illustrates the following advantages:

- Land use relationship to topographic features
 - The proposals respond reasonably well to the existing site topography within the western side of the site, taking advantage of existing levels and embankment changes to dictate development form and appearance.
 - Within the Deferred area the potential introduction of some industrial / yard based activities have the capacity to require some modification of existing land levels though reduced building coverage may enable retention of some topographic features.
- Relationship to landscape elements
 - The proposals envisage retention of the existing shelterbelt to provide a continuing amenity screen. This will be supplemented by a new landscape structure related to boundary planting and recreational routes

- Variation of uses to boundaries
 - Amendments to proposed land uses adjacent to public site boundaries such as along Ballantyne Road have been achieved to improve visual amenity and resolve relationship / issues
- Consideration of views across the site
 - Consideration has been given to retaining some views across the site and the present visual relationships between the site and surrounding landscape elements, in particular views towards Mt Iron particularly from within the site and from Frederick Street and Ballantyne Road. The rectilinear and open nature of the proposed yard-based development will ensure a continuing strong visual relationship to the Mt. Aspiring range to the north-west.
- Integration with adjacent land uses
 - Integration of land uses is more successfully achieved in the western side of the site than within the deferred area. Although within the deferred zone the masterplan uses a mix of land uses to provide a built form in association with a linking road that itself integrates the Assessment Site with adjacent land, the nature of the employment based land uses invariably mean the introduction of buffer zones that divide rather than integrate. Nevertheless the masterplan uses these buffers to retain boundary landscape features and provide the opportunity for open space associated with amenity recreation routes passing through to both Ballantyne and Riverbank Roads.
- Appearance and character
 - The proposals provide an opportunity to build an interesting site development character given the strong emphasis on employment and industrial uses. The retention of the eastern part of the site as a deferred area offers an increased opportunity for a measure of flexibility to provide for future uses to broaden the employment base of the township.
 - The masterplan offers the opportunity to develop the site in accordance with client wishes that provides a development with sensitivity to amenity values when viewed from elevated locations, such as Mt Iron
- Ballantyne Road Frontage
 - The proposals will bring about substantial change to the appearance of the site from Ballantyne Road. This will arise because of the proposed introduction of an urban developed edge in the form of mixed business use to the site frontage. Although set back from the road by a planted width, the initial appearance of built development will contrast to the remaining open aspect of much of the eastern side of Ballantyne Road. This is because the Assessment Site will be the first comprehensive development on this side of the road and consequently the degree of initial change will be greater. As the

remainder of the Structure Plan proposals are brought forward for development, more extensive development will extend this urban form along the remaining eastern boundary of this road back towards the town centre.

13.0 IDENTIFICATION OF ALTERNATIVE LOCATIONS

Alternative Locations for Structure Plan Industrial uses

The Assessment Site is the only new industrial allocation in the revised Structure Plan. Released from political, ownership, and community constraints, the extent of alternative locations might be almost unlimited. However, we know from our landscape appraisal that options to the north or south-west of the existing town are generally higher in elevation and potentially more visible. Furthermore there are significant constraints in terms of access and remaining land availability.

The one true Industrial zoning in Wanaka is the Gordon Road / Frederick Street Industrial Estate on Ballantyne Road and immediately opposite the Assessment Site. Although currently zoned as Business, the alternative, Anderson Heights now also incorporates a substantial mix of employment uses, retail and residential uses for which it was never designed and issues have arisen particularly concerning circulation and car parking.

To avoid this in future, it seems likely that uses within future industrial zones will be more tightly segregated by activities effectively ranging from manufacturing and processing at one end of the scale, to small-scale services and fabrication facilities at the other. Nevertheless, between the two there is an enormous range of potential uses and activities.

In general, manufacturing, assembly and larger yard based industrial uses rely on larger lot sizes, flat sites and reasonably low rents. They are also heavily service dependent (water / electricity for processing / cleaning) and require good road access. Their physical form is one of larger footprint buildings within large fenced and secured lots. Many contain office and small retail trade outlet elements requiring an element of office and visitor car parking.

As a consequence of vehicular movement and noise generation (frequently radio noise as much as manufacturing) such large-scale users are generally considered incompatible with residential, and when placed in close proximity require considerable amenity buffers. Though a vital part of the town economy, the location and desirability of such uses requires careful consideration. Frequently such uses are located on the periphery and beyond the town boundaries as a consequence of economic and access requirements. The Gordon Road Industrial Estate on Ballantyne Road was effectively established as such an 'out of town' centre. It is now being overtaken by residential expansion and arrangements need to be put in place to ensure compatibility of future adjacent uses, particularly residential.

Many of the smaller scale industrial uses might be readily accommodated within mixed use schemes particularly those that are effectively part of the service and retail trade.

In considering alternative locations for future industrial use within the new urban landscape, we have concentrated in the vicinity of the main area of growth within the Structure Plan, and in particular in the vicinity of Ballantyne Road.

For the purposes of this evaluation, we have identified three principal industrial scales in relation to land use requirements. We recognise this is an enormous over-simplification of what is a complex issue of activities and thresholds of use:

- a) **Small scale** - those requiring a stronger retail, showroom and office component, specialist suppliers and assembly premises with fewer requirements for extensive floor space - more business than industry. This may include small start-up industrial units, but all of a more domestic scale and of a non-offending nature that might be reasonably associated with a mixed use zone along with retail, commercial and residential uses.
- b) **Medium scale** land users – light industrial - less intensively transport based, but requiring reasonably large premises for internal assembly, storage, and light fabrication.
- c) **Large scale** land users – heavier industrial and yard / transport based operations requiring extensive open areas for assembly, fabrication, and storage, direct access to principal road network, and large scale buildings.

Small Scale Industrial Uses

For the smaller scale / mixed use there is a greater degree of locational flexibility. As a mix of smaller grain retail, commercial, business, light manufacturing and residential, it has sufficient flexibility to link and integrate other single land uses, particularly retail and industrial. It has the opportunity of providing a more environmentally attractive and vibrant transitional zone between uses, though control is needed to avoid market forces moving such zones to single use dominated areas.

The present Assessment Site proposals identify such a use as a means of improving the visual amenity along Ballantyne Road and as a transitional use might also be considered appropriate for the western side of Ballantyne Road. An advantage of such locations is that it is potentially more efficient in land resource allocation, freeing up identified industrial land for middle / large scale industrial uses.

The real landscape issue arises with the potential for alternate locations for Medium and Larger scale industrial uses.

Medium Scale Light Industrial Uses

The present concentration of such industrial uses to the western side of Ballantyne Road has the following advantages / disadvantages,

Advantages

- Concentrates land use within one area
- Minimises spread of industrial traffic

- Good access to principal road network

Disadvantages

- Potential adverse effects on amenity of Ballantyne Road
- Potential industrial traffic through adjacent proposed residential areas
- Some land is elevated and more visually prominent

In terms of further medium and large scale industrial growth areas, there are two broad alternatives identified:

- a) **Extension on the eastern side of Ballantyne Road**, possibly as a linear arrangement beside the road
- b) **Expansion westwards behind the existing Gordon Road / Frederick Street estate** and beyond the existing proposals in the revised Structure Plan into the valley to the south-west.

We have identified the advantages and disadvantages of each location for both medium and large scale industrial uses.

Medium Scale Light Industrial Uses

We have concluded there would appear to be little landscape advantage in spreading industrial uses along the eastern side of Ballantyne Road and reinforcing the ribbon nature of development. Although a further south-western expansion of the existing and proposed industrial estate into the valley beyond would reduce the visibility from Mt Iron, it would undoubtedly damage the amenity value of this value and would encroach visible industrial uses further towards the Cardrona Valley Road. On balance we see little overriding landscape advantage in an alternative industrial site in this location.

Large Scale Industrial Uses

For the larger scale users we consider two alternatives, either a concentration of yard-based industry to the west of the existing Industrial Estates on Ballantyne Road, or alternatively relocation beyond the future Growth Boundary of the town, to a more remote location, possibly associated with existing external infrastructure such as at the present Wanaka airfield.

In terms of Ballantyne Road alternative, re-location, to the western side will introduce similar issues to that to the eastern side as currently proposed, though it would be less noticeable from elevated locations such as Mt Iron. On balance there are probably insufficient advantages to justify relocation of large-scale industrial uses to the western side of Ballantyne Road.

In terms of a more remote location, we identify the following advantages and disadvantages.

Advantages

- Reduces potential transport and noise conflict with other uses

- Minimises adverse issues of appearance
- Reduces need for separation and buffer arrangements
- Makes better use of land resources within the urban area
- Frequently facilities relate closely to agricultural industries

Disadvantages

- Extends industrial development into the rural countryside
- Increased road use to link remoter sites with town
- Potential visual inappropriateness within rural areas (site dependant)

Our view is that such an alternative location would have a number of distinct advantages and may be viable from a landscape and amenity perspective. Nevertheless, we recognise the political necessity to control outward expansion of development into the rural landscape, which is one of the main driving forces behind the development and implementation of the Revised Structure Plan.

14.0 PART B CONCLUSIONS

- The Assessment Site includes a limited number of natural features and man-made elements that are considered worthy of retention.
- The present Revised Wanaka Structure Plan locates diagrammatic land uses that include a new business area, yard based activity, and deferred yard-based industrial / mixed business / office / technology activity areas.
- The translation of these proposals onto the Assessment Site raises a number of development and relationship issues that require resolution. A finer grain approach is required to maximise site resources and resolution of design relationship between uses. A masterplan approach has been adopted to achieve this process and inform the generation of an Activity Areas Plan.
- A principal objective is to facilitate greater integration between land uses by minimising roads as dividing elements and overlapping land uses to provide flexibility, address visual effects and increase amenity
- In considering alternative industrial locations, the introduction of larger-scale yard-based uses is considered to have potential effects on amenity in relation to adjacent future residential uses if not adequately mitigated. The proposed location in the immediate vicinity of Ballantyne Road is considered acceptable, provided the existing landform and other measures can be utilised to diminish amenity issues.

- It is considered that the majority of the Revised Structure Plan proposals can be accommodated within the Activity Areas Plan. It has been recognised by QLDC that inclusion of deferred yard based industrial uses is not a preferred option and we concur with this. The inclusion of any industrial based activity in this area may require the introduction of extensive buffering and mitigation and is unlikely to achieve the highest level of land use integration with adjacent land uses.
- There are considered to be few landscape advantages in relocating industrial uses elsewhere within the immediate vicinity of the Assessment Site.

Part C - Assessment of Activity Areas Plan

15.0 INTRODUCTION

Part C considers the Activity Areas Plan (*Figure 15*) in relation to the following:

- the urban expansion strategy of the Council
- recommendations in relation to the objectives and rules to assist the Plan Change

16.0 RECENT URBAN EXPANSION STRATEGY CHANGES

Growth pressures are recognised by the District as inevitable and its management in a coordinated way has been accepted as necessary by the Council. A *Growth Management Strategy* has been adopted by the QLDC.

This identifies a number of principles intended to manage the process of growth based upon community outcomes established in 2002 and 2003. These seek to reconcile the necessity to accommodate and control growth, whilst preserving the integrity of the remaining landscape amenity. It includes support for the following (principles) that relate to environmental and amenity quality.

- Quality landscapes and enhanced public access to the outdoors
- High Quality urban environments
- Preservation and celebration of cultural heritage

Of the five principles that flow from these outcomes, the majority relate in whole or in part to the landscape and amenity effects of development growth in Wanaka including:

- Location of Growth (Growth in the right place)
- Compact urban areas with defined development boundaries
- Growth confined to identified development boundaries in Wanaka
- Protection of Rural General land
- Efficient use of urban land by avoiding low density development
- Ensure green networks are established in structure plans
- High quality development and public environment

In consideration of how the Activity Areas Plan responds to these desired outcomes we consider that the proposals set out in the masterplan represent an appropriate, efficient and effective way of achieving the Landscape and Urban Growth objectives of the expansion strategy of the District Plan.

We outline below a series of general landscape and amenity recommendations followed by more specific rule recommendations to assist in achieving the design intent and amenity objectives of the masterplan.

17.0 LANDSCAPE AND AMENITY RECOMMENDATIONS FOR THE PLAN CHANGE

As this is the first site to come forward in the revised structure plan, we suggest three initiatives:

- Provision of a new development objective to enable the introduction of the Revised Wanaka Structure Plan into the District Plan. This objective would not only formalise the process under the RMA, but enable the development of specific policies and rules relating to development form, phasing and standards of design.
- Introduction of a stronger objective into the District Plan relating to the quality of design in new urban environments within the District, particularly in relation to non-residential developments. Such an objective would enable development of a series of policies that might include embracing the principles and measures introduced by the NZ Urban Design Protocol to secure a higher quality of built environment. This would include review processes such as Urban Design Panels and peer reviews
- In view of its proximity to Ballantyne Road, and overall importance to the emerging structure plan and economic vitality of Wanaka, it is suggested that the plan change process should include further checks and balances to ensure acceptability of site proposals and co-ordination of design principles. It is suggested that the Plan Change should encourage further Council opportunity for evaluation and comment on the proposals. It is suggested that a mechanism for achieving this might include the need to submit and agree an Outline Development Plan (ODP) for all elements of the proposed plan change which finalises all aspects of design. This ODP would be required to be approved prior to subdivision approval or the establishment of activities.

18.0 LANDSCAPE / AMENITY CONSIDERATIONS FOR SITE DEVELOPMENT

Given the importance of the site to Ballantyne Road and the revised Structure Plan, a number of considerations are required for site development and implementation of the masterplan.

- **Site de-contamination** - the majority of the site will be the subject of decontamination. This will involve a degree of earthworks and changes in the appearance of the site. The extent and degree of works needs to be agreed to ensure that works do not compromise the later implementation of the masterplan.

- **New landscape structure** - implementation of a new landscape structure within the site, both to improve the local amenity of Ballantyne Road, but also to the strategic nature of planting in relation to development form and use. This relates to supporting the natural topographic divisions of the site, the interim growth boundary, and the need for buffers between uses where amenity considerations dictate. The introduction of planting will also be an important aspect of improving the amenity of views into the site from Mt. Iron.
- **Elevated site visibility** - given the availability of the public view from Mt. Iron, rules should also consider the visual appearance of the roofscape of the proposals, both in terms of colour, reflectivity, angle and form. Large roofs arrangements are to be avoided and attention should be focused on provision of an attractive small scale roof configuration.
- **Amenity Buffers** - the proposed Structure Plan land uses across the site will require the introduction of amenity buffers, particularly to the rear (eastern half) of the assessment site. The acoustic and landscape mitigation standards required will relate to the land uses introduced to either side and will need resolution prior to site development at a date beyond the plan period. As the adjacent land may well be developed by this period, there will be issues of reverse sensitivity and expectations that all mitigation measures necessary will be accommodated within the boundaries of the Assessment Site. Achievement of this may include measures in addition to land width and planting.
- **Management and maintenance of deferred land** - as part of the site is a deferred zone, measures need to be considered to ensure the effective maintenance and public amenity across this land during the plan period. It would be beneficial to the future development of this land if preliminary landscape works and planting could be conducted in association with land remediation. This would assist in advancing planting of a new landscape structure; contribute to screening, and improvement of general amenity to the surrounding proposed residential zone. Consideration may also be given to limited public access and recreation opportunity during this period.

19.0 LANDSCAPE / AMENITY CONSIDERATIONS FOR DRAFT LAND USE RULES

We recommend a number of rules designed to achieve the appearance of the proposed development in support of the landscape and amenity aspirations of the masterplan. These will assist in the establishment of character and relate to each of the Activity Areas identified in *Figure 16*.

These relate to both planning aspects, such as operational hours, implementation, allowable building heights, plot coverage, set-backs, feature retention, access and other matters of proximity. Rules should also relate to amenity and design aspect that will influence the appearance and visual quality of the development. These may include such aspects as colour, materials, development arrangement, boundary treatments, parking, landscape, materials, and building form / extent of co-joined buildings etc.

19.1 Western Side of Assessment Site

Activity Area A - Roadside Planting Width

Purpose – To provide a longer term upgrade to the amenity of Ballantyne Road by introduction of tree and shrub planting the back of the road reserve.

- Implemented as part of first development phase on any part of the site
- To be min of 15 metres width – purpose to provide visual foil to development, development set back and improve the amenity along Ballantyne Road
- Accommodate longer distance footpath / cycle route to town (unless accommodated within existing road reserve)
- May accommodate limited parking , vehicle and pedestrian access to adjacent mixed business uses
- Scheme to be submitted and approved prior to implementation – to include maintenance and management scheme to be approved
- Capable of containing support and enclosure structures to car parking (low stone walls and limited ground modelling)
- Strict control of underground or overhead services to ensure role as planting belt is not compromised
- Strict control of advertising signage required – confined to co-ordinated sign adjacent entrance road
- To remain unfenced except for any fencing required for establishment period
- Not to accommodate any surface water retaining capacity in association with site development
- Provides for footpath / cycleway links across planting strip associated with both northern and southern boundaries and footpath beside central access road opposite Frederick Street.

Activity Area B – Mixed Use

Uses of buildings – offices / retail / general business activities

Purpose – To provide a small grain developed edge of mixed business use building facing onto Ballantyne Road to both provide an active frontage to the road and screen industrial uses behind from the road.

- Provides an urban edge to the site and screens industrial yards behind – high quality amenity and active edge to Ballantyne Road.

- Implementation related to area C to ensure its implementation
- Encourage multiple use and ownership so that a variety of buildings and uses is introduced to avoid monotony of a single structure or architectural style
- No residential uses permitted due to industrial proximity
- Maximum site width is 40 metres - this to accommodate all staff and long term / visitor parking + tree planting to offer amenity between industrial access road and buildings / car parking - so site coverage to restrict building footprints
- All buildings (other than corner units) to have principal façade to face Ballantyne Road
- Co-joined buildings encouraged – balconies, external blinds and verandas encouraged, external staircases to be assessed
- Building heights – suggest principally two storey (8-9 metres) to allow for high internal stud heights particularly on ground floor levels (showrooms) - building heights to allow for pitched roofs
- Appearance, colour and materials of buildings to be assessed
- Feature buildings required to corners and ends of building runs – requirement for buildings to turn the corner, windows / architecture to face both ways and possible increase in building height to three storeys (up to 12 metres) to be assessed upon design
- Architectural style to establish vertical emphasis to building face but encourage shade and pedestrian activity along the showroom frontage – high quality and attractive facades required
- Car parking standards per unit to be met – majority to be at rear of buildings accessed from internal site service roads
- Parking to be accommodated within low feature stone walling to both frontage and rear to provide amenity enclosure and protection.
- Signing restricted predominantly to buildings
- No fences to roadside of buildings or between lots visible from Ballantyne Road
- Lighting across building facades to be assessed
- Main entrance space either side of access opposite Frederick Street to be design co-ordinated and maintained as an attractive entrance feature – views across to Mt Iron to be maintained

Activity Area C – Yard Based Industrial

Purpose – To provide an activity area for larger scale; transport related industrial uses with external storage capacity

- To provide high percentage open yard to building footprint for industrial transport based use - building coverage 15-20%
- Retention of existing embankment form to south and east, remaining embankments to be modified to expand development area of site.
- Establish and secure 20m + road easement to inside of southern boundary to permit independent access to rear of Assessment Site.
- Ground level of use to be existing pond base less any remediation necessary
- Reserve width of 40 metres to be established along northern boundary to establish footpath / cycleway as per masterplan – this reserve level to be higher than ponds base with road crossings at levels relating to pond base.
- Future road access to boundaries as indicated on masterplan to be catered for during subdivision – two links to north, one to the east, one to the south
- Road system to accommodate all necessary drainage swales and stormwater retention linked back to embankment drainage – gentle falls to roads to ensure adequate cross site drainage
- All services into zone to be grouped and co-ordinated beneath access roads
- No above ground services permitted, with exception of surface stormwater treatment
- All roads to accommodate extensive tree and shrub planting
- No buildings or structures permitted opposite the entrance road to preserve view corridor through to Mt. Iron – landscape feature to be provided in this location as part of co-ordinated entrance design
- Multiple buildings allowed on plot permitted up to allowable footprint
- Minimum lot size to be 0.5 with no further subdivision or sub-letting permitted to ensure retention of intended use of the site
- No residential activities or accommodation permitted
- Form, colour and materials of buildings to be agreed – roof materials to be of low reflectivity and angled to reduce reflection and glare

- Extent of large single span roofs to be restricted in favour of smaller grain roof patterns – extent and orientation of roof lights (roof glazing) to be controlled
- Extent of security lights to be restricted and controlled
- Control of signage
- Low fences to road frontages with taller security fences set back from road edge
- Control over number and location of access gates and site access points
- Control over storage of inflammable or volatile materials
- Restricted use of extensive fair-faced concrete to minimize glare of surface materials – this includes road surfaces
- Restricted working hours to minimise disturbance
- Establish significant amenity tree planting in association with the eastern and southern embankment

EASTERN SIDE (DEFERRED ZONE)

Activity Area D – Deferred Lower Density Mixed Business

Uses of buildings – Employment / Business / Light Industry

Purpose – To provide for a lower density of building coverage within a more considered and expansive landscape setting. Preferred land use activity would be employment / technology park, but rules would permit industrial uses. Noise generation and/or low amenity to activity area boundary would trigger the need for Buffer zones to the Assessment Site boundaries, the extent and composition of which would relate to anticipated uses on both sites of site boundary. The Illustrative masterplan indicates a width 30-50 metres for consideration, but could be more extensive to achieve acceptable 60-65 dba noise levels.

- To provide a lower density building to land coverage ratio (BPR) to facilitate development of parkland style landscape – building coverage to be max.20-25%
- Undulating form of the land to be retained wherever possible, with building site established as cut platforms if necessary
- No external storage of materials
- Single use / ownership buildings with prominent pedestrian entrance arrangements
- Car parking to be closely associated with buildings and screened from the wider landscape by level changes (re-enforced as necessary) and planting

- No residential uses permitted
- Architectural styles to be different and distinctive
- Minimum lot size to be 0.3ha to allow for irregular placement of buildings and access arrangements
- All external waste to be stored within built and roof structures within each lot
- All principal façades should face downhill and to oriented to maximise solar gain
- Incorporation of porches and upper balcony arrangements encouraged
- Appearance, colour, materials and style of buildings to be assessed
- Building of variable heights will be encouraged and there may be some trade-off between architectural form and building footprint to achieve quality architecture
- All signage to be discretely located beside drive to each building – no signs permitted on buildings
- No solid fences to boundaries or internal to lots permitted. No taller open fences to be visible from main access road unless related to security of industrial uses
- As the landform elevation of the site varies by 4-5 metres, any Industrial activities are to be concentrated within the northern part of the Deferred site to take advantage of enclosing embankments and valley structure to reduce amenity effects
- Lot boundaries defined by low post and mesh fence and re-enforced with extensive boundary planting to each lot
- Lighting across building facades to be assessed
- High standard of landscape planting and form anticipated
- Landscape coverage anticipated to be min.20-25% of lot

Activity Area E – Deferred Higher Density Mixed Business

Purpose – To provide for a higher density of building coverage adjacent to the proposed link road, to both provide an active street frontage and to offer potential screening to development with activity area D above.

Uses of buildings – Offices / general Business activities

- Provides an urban edge to the site and screens employment activity behind – provides an active edge to link road

- Built form established on a series of terraces along the road set into rising ground behind
- Envisaged buildings facing the road and sit centrally within lots providing a wide setback and parking area to the front and secondary access to the rear for larger vehicles.
- Encourage multiple use and ownership so that a variety of buildings and uses is introduced to avoid monotony of a single structure or architectural style
- No residential activities permitted
- Building site coverage to be max 40% of lot to allow sufficient parking and circulation and amenity tree planting adjacent to road reserve and site drainage and stormwater provision
- Minimum site lot depth is 50 metres - this to accommodate all staff and long term / visitor parking + tree planting to offer amenity between industrial access road and buildings / car parking - so site coverage to restrict building footprints
- Co-joined buildings encouraged – balconies, external blinds and verandas encouraged
- Building heights – suggest principally two storey (7-8 metres) to allow building heights to allow for pitched roofs
- Possibility of taller landmark buildings to corner lots, but discretionary upon architectural quality
- Appearance, colour and materials of buildings to be assessed
- Feature buildings required to corners and ends of building runs – requirement for buildings to turn the corner, windows / architecture to face both ways and possible increase in building height to three storeys (up to 12 metres) assessed upon design
- Architectural style to establish predominant vertical emphasis establish attractive business character to building facades
- Car parking standards per unit to be met – majority to be between and in front of buildings accessed via shared drives from the Link Road.
- Parking to be screened by low feature stone walling associated with established building platform
- Signage limited predominantly to entrance drives, though some signage on buildings permitted.
- No tall fences to roadside of buildings or between lots visible from Link road
- Lighting across building facades to be assessed

20.0 CONCLUSIONS

The proposed Plan Change seeks to re-zone the site of the present Ballantyne Road Oxidation Ponds to achieve land uses that contribute to the implementation of the Wanaka Structure Plan (which is in accordance with the identified Urban Expansion Strategy of the District). The site will be de-commissioned as part of bringing on line the new town sewage treatment works established under Project Pure.

The surface water of the oxidation ponds are a long established element in the wider landscape, identifying the site from surrounding elevated locations. Remediation of the contaminated basins as a result of this process will result in the loss of these ponds and their visual presence in the landscape.

We have examined the setting of the Assessment site within its valley context and recorded visibility from all public and many private locations. In assessing this, we are aware that the site represents a very small element of a much larger and more significant growth area determined by the Revised Structure Plan. Although the Assessment Site is the first Plan Change to come forward under this Revised Structure Plan, the changes it will introduce to the landscape are part of a more complex matrix of development proposals for the urban expansion of Wanaka.

Though the effect of distance and magnitude of available public elevated views such as Mt. Iron, diminish the effect of landscape change, development will nevertheless remain visible and require careful consideration to mitigate its appearance from such locations. Beyond the immediate bounds of the site, the configuration of trees, shelterbelts and topographic variation in this moraine-based landscape ensure that visibility of the site is limited, being confined only to locations where elevation overcomes obstruction and in locations close enough to be able to recognise particular site elements.

We have evaluated the natural and manmade resources of the site and identified those elements that could be taken advantage of in introducing new development into the site. We have made judgements as to the acceptability of uses within the site both in relation to its resources and future function as part of the urban expansion of Wanaka.

The Revised Structure Plan diagram envisages a set of employment based activities that compliment the expanding role of existing industrial uses associated with Ballantyne Road. This includes deferral of part of the Assessment Site to accommodate future employment need. We have refined the Structure Plan diagram with a masterplan approach. This accommodates the proposed Structure Plan uses within the Inner Growth boundary and successfully establishes a correlation with existing site features. It also recognises the strategic importance of the Assessment Site to public circulation and recreational routes and a future road and access strategy. This includes the likely increasing importance of Ballantyne Road and seeks to introduce land use and landscape measures to retain and enhance its amenity value. In this way the masterplan largely achieves the objectives of the Revised Structure Plan for the western portion of the Assessment Site and the Plan Change process, in an effective and efficient way.

Our landscape evaluation values the continuity of existing landform within the site and we have sought land uses that compliment this resource. As we understand, deferred yard based industry activity to the rear of the site is not supported by the Council; we concur with this view. Our landscape preference is for a low density solution using office employment / technology park activities within a landscaped

setting as a buffer between the western yard-based and future residential. This would avoid the necessity for extensive amenity buffers that would be necessary to mitigate effects of such land use. In the event of such buffers being required, the masterplan accommodates these within recreational routes associated with site boundaries and introduces an intervening higher density business based land use as an amenity buffer to the new link road.

Despite this variation, the Diagrammatic and Illustrative Masterplan proposals for the site present an opportunity to establish a mix of employment uses that substantially respect the unique resources of the site in an attractive and functional development which will contribute significantly to both the commercial and strategic expansion of Wanaka.

APPENDIX A – REPRESENTATIVE VIEWPOINTS

APPENDIX B - ACKNOWLEDGEMENTS

Acknowledgement is made to QLDC for the use of information and material acquired in the course of site assessment and masterplan development work on the site.

Plan information is based on Infomap 1:50,000 data available from Dept of Survey and Land Information, together with aerial photography and site survey information for both sites provided by Patterson Pitts.

We acknowledge the use of aerial photographic material and other imagery from Land Information New Zealand (LINZ), Grow Otago, and other publications listed in *Appendix B*. Heritage imagery has been sourced from public reference libraries and from Whites Aviation publications

A number of other publications, articles, reports and documents have also been consulted.

APPENDIX C - REFERENCES

'Wanaka-Hawea-Makarora Planning for Landscape Change' by Bennett & Russell (1993)

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