Memorandum

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Attention:	Lisa Thorne
Company:	on behalf of Mackenzie District Council
Date:	23/05/2024
From:	Yvonne Pfluger, Partner, Landscape Planner
Message Ref:	Response to Rebuttal on PC23 (Re-zoning requests only)
Project No:	BM200372C

	Mackenzie Properties Ltd (PC23.33)	Rezoning of land between Lake Ruataniwha/Pukaki Canal/ Max Smith Drive to Rural Lifestyle Zoning.

Response rebuttal:

1. While not stated specifically in my S42a addendum report, I can confirm that my assessment was carried out in accordance with best practice guidance Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines[1]. I used the same seven point scale for the level of landscape and visual effects shown in Mr Smith's Figure 1 (dated 09/04/2024). I have read the Environment Court Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023 and complied with it for preparation of this response and my S42a addendum (dated 03/05/2024). I confirm that the opinions expressed in this and my previous statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

2. In his rebuttal (para 18) Mr Smith states: "*Ms Pflüger's landscape effects assessment focus' solely on the adverse effects on the site. It does not consider the effects on or the way in which the proposed RLZ will fit within the receiving environment, as defined in my BoE, or the wider landscape. Notably, the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (TTatM Guidelines) state that a pitfall to be aware of when preparing a landscape assessment is "Not identifying the relevant landscape. If not assessed at the appropriate spatial scale and context, the effects could be diluted across too broad an area or concentrated on an unreasonably narrow area*." For my assessment outlined in my S42a addendum (dated 03/05/2024) I have taken the wider Twizel township and surrounds into account, similar to the scale applied to the preparation of the Spatial Plan prepared by BML. Given the location and size of the site, I consider this to be an appropriate scale, as it allows for a site-scale assessment while taking the wider landscape and urban context into account.

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

3. As stated in my rezoning response dated 03/05/2024 I have visited the viewpoints surrounding the site on 7 April following receipt of the submission by Mr Hocken dated 26/11/2024. During my site visit I did not access the site itself, but viewed it from external public viewpoints in the surrounding area. This included Max Smith Drive, the Pukaki and Ohau canal roads and public land between the roads and the site, as well as The Drive to see the site from the eastern aspect. During my site visit I collated a photographic record that I subsequently used to review the findings of the evidence prepared by Mr Smith (dated 09/04/2024). I have also visited the surroundings of the site again on 22/05/2024, prior to preparing this response.

4. Mr Smith helpfully provided an image that show 1m contours for the entire site and surroundings in his rebuttal evidence (dated 15 May 2024), see below and Figure on page 3 of Mr Smith's graphic attachment. He also provided oblique aerial photographs on p 4 of the graphic attachment that show the slope of the escarpments that are only partially visible from outside the site.

5. This additional information clearly shows the change in terrain and the location of escarpments. Based on this additional evidence, I agree with Mr Smith regarding the location of the escarpment (shown in green outline below), and support his statement (para 10 rebuttal): "*I disagree with the extent of the escarpment separating Areas B and C. This is because the area illustrated by Ms Pflüger includes a 9.2ha triangular shaped terrace that varies in width between 30 and 150m, and a small 2m tall escarpment that forms part of the northern terrace, and is not a steep landform.*"

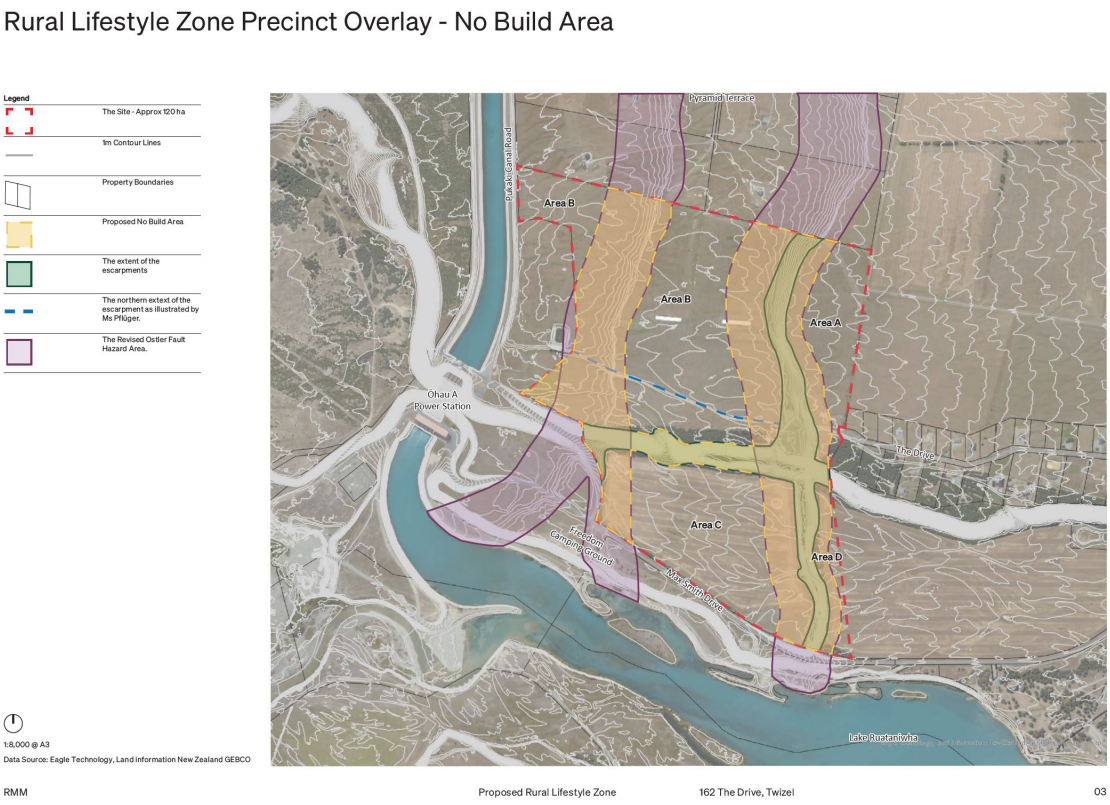

Figure from Mr Smith's rebuttal evidence (dated 15/05/2024), page 3

6. In order to provide consistency in labelling, I refer to the areas outlined in Mr Smith's figure above. My view in relation to the landscape and visual effect findings has not changed since the preparation of my response dated 03/05/2024. As stated previously, I consider that RLZ in Areas A and D would have low landscape and visual effects given the existing adjacent zoning. Extending the zoning into these flat areas would provide legible geomorphological boundaries along the identified escarpments.

7. As stated previously, subdivisions that have been consented and implemented in the past have led to a proliferation of lots sized between 4-10ha which have modified the landscape character of the area, leading to urban sprawl in the vicinity of Twizel. Therefore, it is recommended to maintain the existing boundary for LLRZ to the east of the Site in order to ensure that Twizel is developed in a consolidated way that is integrated into, and respects the values of the surrounding natural and physical environment as required under Objective UFD-01. I recommend that the Site is to be maintained under GRUZ, as this would best achieve the objectives for this zone, as well as those for the adjacent urban zone.