

PROPOSED ALTERNATIVE

Analysis of landscape in the vicinity of the Chapman property

- 57 Figures 6, 7 and 8 illustrate the character of the landscape in the vicinity of the Chapman property. Figures 6 and 7 are panoramic representations of views from the highest point on the Chapman property. These images reveal a continuous belt of land to the east of the Chapman property modified by agricultural development, forestry, and rural residential development. In my opinion it is not credible that outstanding significance covers any of the land within these panoramas, or extend through this belt onto the Chapman property.
- 58 Figure 8 illustrates the Chapman property to be an outlier of elevated land west of the main flanks of the lower Port Hills. While the land displays naturalness, it is not at a level that would justify consideration for s6(b) significance, nor do I consider it displays outstanding characteristics. The SDC landscapes with greatest claim to outstandingness are the foothills and alpine landscapes of the main dividing range, visible in the distant background of Figure 8.
- 59 Figure 4, showing an aerial view of the Chapman property (Sec. 42A Appendix 7), illustrates land use and development evident in the vicinity of the property. The pattern of land use suggests the boundary between the northern and southern sections of the Port Hills, defined by Mr Craig with a red line on Figure 3, is not located in the most defensible position. My own analysis places the Chapman property clearly within the more modified northern section of Port Hills referred to by Mr Craig.
- 60 A more logical and defensible location for the landscape character dividing line is shown by the green line on Figure 3. This line represents the approximate location of the prominent ridgeline evident in Figures 6, 9 and 10.
- 61 Figures 11—16 illustrate the differences in natural character evident across the SDC section of the Port Hills. Figures 11, 12 and 13 illustrate variations in natural character on the lower slopes, where agricultural development (including scrub clearance and pasture improvement) and forestry development has diminished naturalness to a level below what I consider to be the threshold required for s6(b) consideration. In comparison, Figures 14, 15 and 16 illustrate the natural character evident on the upper slopes of the Port Hills. The greatest naturalness

is evident in Figure 16, which features Kennedys Bush Reserve in the vicinity of the Summit Road—compare Figure 16 with Figure 13.

- 62 Figure 16, illustrating Kennedys Bush Reserve, also represents what I regard as the most defensible example of an outstanding natural landscape on the Port Hills. The landscape in the image displays a very high level of naturalness, together with natural science and aesthetic values that may be regarded as outstanding. Compared with the landscape in the vicinity of Kennedys Bush Reserve, I do not consider it valid to regard the lower 60 m of the Port Hills as part of an outstanding natural landscape.

Proposed amendment to boundary line

- 63 Part 8, Options, of the Section 32 report identifies three options for the mapping and rules to be applied to the Port Hills landscape:

- Option 1: Make no change
- Option 2: Identify the Port Hills Outstanding Landscape as generally undeveloped rural land from the 20m contour to the Summit
- Option 3: Rezone the land between the 20m and 60m contour as a Visual Amenity Landscape

- 64 As far as the ONL line is concerned, I consider Option 1, 'Make no change', to be the most valid option. I do not consider the case to have been made that the lower slopes of the Port Hills are either natural enough or significant enough in aesthetic and natural science terms to be regarded as outstanding for s6(b) purposes. To adopt Option 2 and identify all the land above 20 m to the summit as outstanding, is unsupported by the evidence on naturalness and significance. Option 2 is also inconsistent with the conclusions of the BPLS which included the assessment of land immediately contiguous with the SDC section of the Port Hills. The findings of the BPLS have been endorsed by the Environment Court.

- 65 Option 3 appears to maintain the confusion over the difference between zoning, and classification of landscape as outstanding. My understanding is that the zoning options are either Rural Inner Plains (the existing zoning of land beneath 60 m), or Rural Port Hills. Zoning can be determined without regard to whether the land is outstanding or not, as

outstandingness is an overlay based upon an assessment of landscape factors that are independent of the zone.

- 66 If it is determined that the ONL overlay should extend to the 20 m contour, then I consider this should only apply south of the green line I have indicated on Figure 3. In my opinion the existing 60 m contour line should remain the lower limit of ONL north of this line. The red demarcation line suggested by Mr Craig should be rejected as indefensible.

ML Steven

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Banks Peninsula Landscape Categories Figure 29

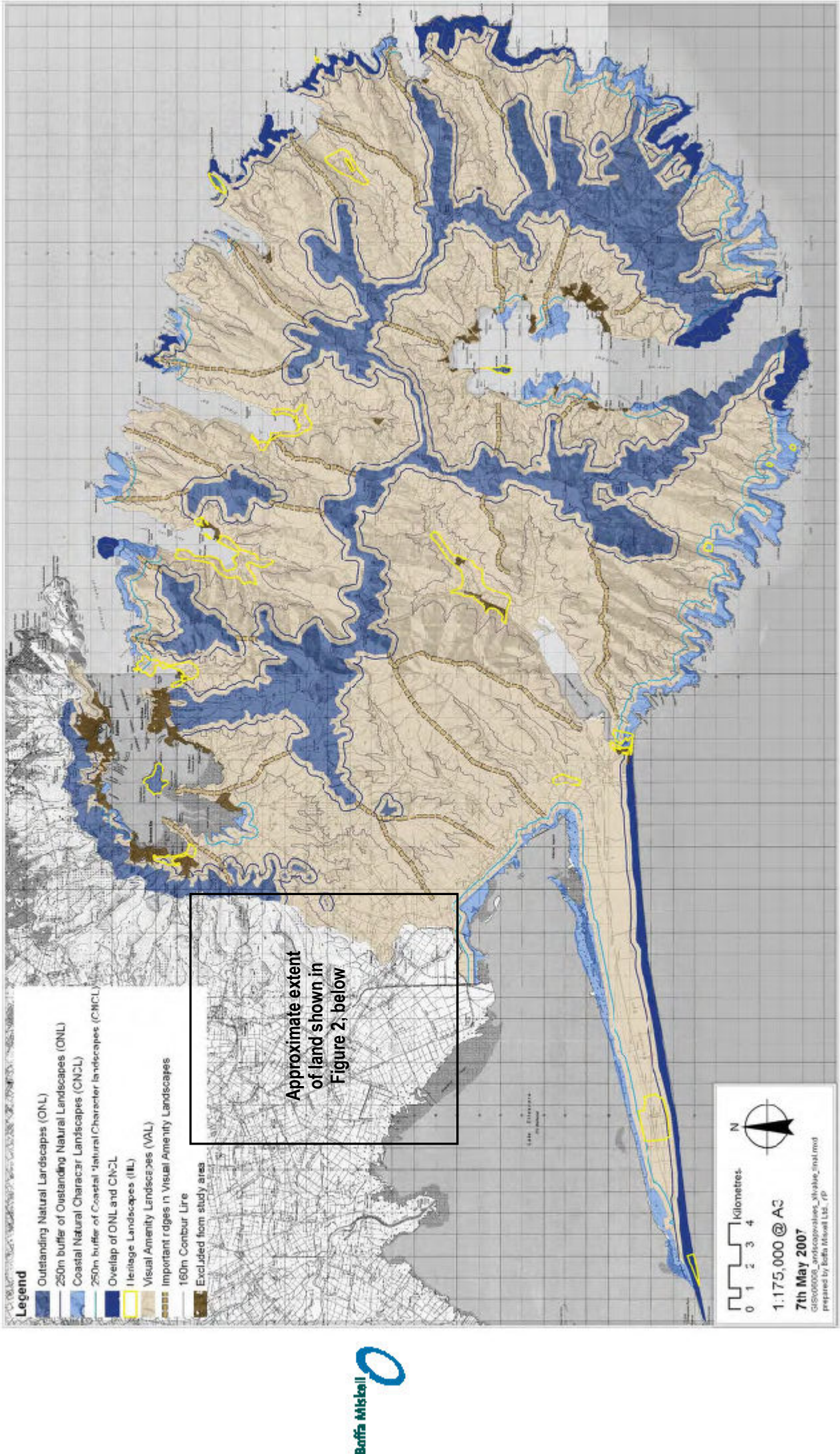


Figure 1: Outstanding natural landscapes (ONL) identified on Banks Peninsula; Christchurch City

No areas of ONL were identified in the middle-lower slopes of the western Port Hills within Christchurch City – contrast with ONL shown on Figure 2, below.

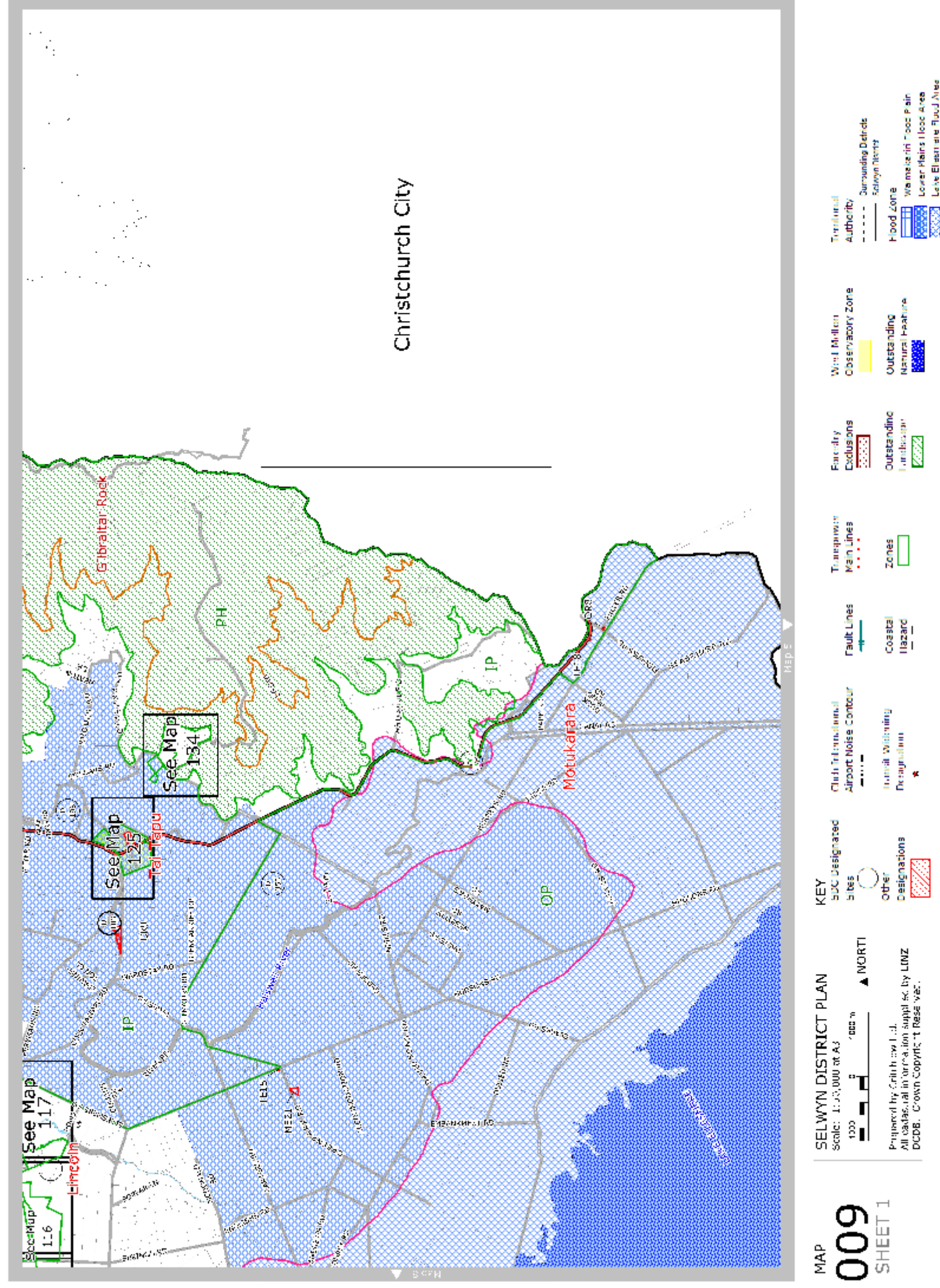


Figure 2: Outstanding Natural Landscape (ONL), Port Hills; Selwyn District Council

The extensive area of ONL contrasts with the area of ONL identified by the Banks Peninsula Landscape Study (2007) and endorsed by the Environment Court – see Figure 1