

**BEFORE THE INDEPENDENT HEARING PANEL APPOINTED BY THE
QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER the Resource Management Act 1991 (RMA)
IN THE MATTER of the Te Pūtahi Ladies Mile Plan Variation in accordance
with section 80B and 80C, and Part 5 of Schedule 1 of the
Resource Management Act 1991.

**STATEMENT OF EVIDENCE OF STEPHEN RUSSEL SKELTON
29 September 2023**

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Introduction

- 1 My name is Stephen Russell Skelton. I am the Director of Patch Limited (Patch), a landscape architecture and landscape planning consultancy based in Queenstown.
- 2 I have been asked to provide evidence by Queenstown Lakes District Council (**QLDC** or **Council**).
- 3 I was part of the supplier team that submitted to QLDC's Request for Proposal and was awarded the contract for the Te Pūtahi Ladies Mile Masterplan (**TPLM Masterplan**) and Te Pūtahi Ladies Mile Plan Variation (**TPLM Variation**, I also refer to the wider area subject to the TPLM Variation as Te Pūtahi Ladies Mile (**TPLM**)). I prepared the Landscape and Visual Effects Report dated 2 June 2022 (**Landscape Report**) which accompanied the notified TPLM Variation.

Qualifications and Experience

- 4 I hold the qualifications of a Bachelor of Arts in Communication from Northern Arizona University and a Master of Landscape Architecture (First Class Hons) from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects.
- 5 I have been involved in landscape consultancy work for ten years, working in both the public and private sector. I held the position of landscape planner with Lakes Environmental before it was absorbed by the Queenstown Lakes District Council. I then held the position of Landscape Architect at another landscape architecture practice in Queenstown.
- 6 I founded Patch in 2016 and our work includes all facets of landscape architecture and landscape planning through the range of small and large- scale projects. My work involves master planning, residential and commercial landscape design, preparation of native restoration planting plans, preparation of landscape management plans and preparation of landscape assessments for resource consent applications and plan changes.
- 7 Of relevance to the TPLM Variation, I was part of the design team which prepared the 'Flints Park' Special Housing Acord (**SHA**) submission which involved the urban development of much of the land on the northern side of State Highway 6 (**SH6**) on the northern part of Ladies

Mile. I have also worked for QLDC on the development of plans and strategies for temporary community purpose development at 516 Ladies Mile.

Code of Conduct

- 8 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023. Accordingly, I have complied with the Code in the preparation of this evidence, and will follow it when presenting evidence at the hearing. Unless I state otherwise, this assessment is within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

Site Visits

- 9 With respect to site visits, my involvement in the Flints Park SHA proposal and QLDC's 516 Ladies Mile proposal has given me a thorough understanding of the Te Pūtahi Ladies Mile Variation Area (**TPLM Variation Area**). I have lived in the Queenstown Lakes District (**District**) for approximately 12 years and I have viewed the area through all its seasonal and diurnal change from the local road network, the Remarkables Ski Area Access Road, and the air. With specific regard to the TPLM Variation Area, I have viewed and considered the proposal over the course of several focused site visits. Most of those site visits were undertaken to assess the visibility of the proposal from surrounding places. During those many site visits, I took photographs of the TPLM Variation Area. My Landscape Report provided a comprehensive series of images. Attached to this evidence (**Attachment A and Images**) are images which are relevant to the salient points in my evidence.

Scope of Evidence

- 10 My evidence addresses the following:
- (a) The locations where the TPML Variation Area may be visible and the potential effects on visual amenity as experienced from those locations.
 - (b) The effects of the TPLM Variation on landscape character.
 - (c) The defensible edge of the TPLM Variation Area.
 - (d) Submitter's concerns with regard to:

- (i) Effects on rural character,
- (ii) Effects on the 'Gateway to Queenstown,'
- (iii) Effects on vegetation,
- (iv) Urban creep,
- (v) Landscape design,
- (vi) Rezoning.

- 11 The evidence of Ms Bridget Gilbert addresses the submissions received in relation to the Slope Hill Outstanding Natural Feature (**ONF**).
- 12 In assessing the extent of effects, this report uses the following seven-point scale.¹ An effects rating of 'more than minor' can be characterised as 'moderate' or above. 'Minor' adverse effects mean there will be some real effect but of less than moderate magnitude and significance, characterised as 'low' and low-moderate'. 'Less than minor' means insignificant and can be characterised as 'very low' or 'low'.



Figure 1: Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines – assessing the extent of effects

- 13 In preparing my evidence, I have reviewed the following documents:
- (a) The TPLM Variation (and associated documents);
 - (b) The submissions that are relevant to my area of expertise;
 - (c) The notified QLDC Proposed District Plan Slope Hill Priority Area ONF Schedule 21.22.6 and mapping;
 - (d) QLDC Proposed District Plan Schedule 24.8 Landscape Character Units;
 - (e) The Whakatipu Basin Land Use Planning Study;

¹ NZILA. Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines. July 2022. p. 151.

- (f) The Gateway to Queenstown Study 2005;
- (g) The evidence of Ms Bridget Gilbert;
- (h) The evidence of Mr Stuart Dun.

Executive Summary

- 14 The TPLM Variation seeks to change the TPLM Area from a mostly rural area to an urban area. The TPLM Area is a well contained Landscape Character Unit (**LCU**) between the foot of Slope Hill, the edge of Lake Hayes, the urban areas of Lake Hayes Estate, Shotover Country and the Queenstown Country Club (**QCC**), and the Shotover River Terraces. The biophysical characteristics of the landscape provide for visual containment such that development which may be enabled by the TPLM Variation will only be visible from distant views and if seen at all will be seen on the periphery of the broadly visible landscape. These biophysical features, in tandem with existing land use (such as the rural and rural living areas to the east and urban areas to the south) provide for physical containment.
- 15 Within the Ladies Mile LCU, development enabled by the TPML Variation will alter existing open views across pastoral lands to the foot of Slope Hill. These existing views are anticipated to change due to the current Rural Lifestyle zoning which will result in an increased level of domestication and structural vegetation across much of the LCU. While existing open views to the north from SH6 are a visual amenity value which will change, the Ladies Mile visual amenity is embodied in visibility of the upper slopes of Slope Hill and more distant views of the wider mountains will be retained.
- 16 The rural buffer to the east of the TPLM Variation Area provides for breathing space between the TPLM Variation Area and the Lake Hayes ONF. The foot of Slope Hill and its southwestern ridge provide a high degree of physical containment to the north. The Shotover River terraces and urban areas of Lake Hayes Estate, Shotover Country and QCC provide a defensible edge to the west and south. While the character of TPLM will be changed, those character effects will be well contained and the landscape character of the wider Whakatipu Basin will be maintained.

- 17 The TPLM Variation will result in a change in the Ladies Mile's character. Change is anticipated in this LCU by its current Rural Lifestyle zoning, which will see the rural character become more rural living in character. The TPLM Variation seeks to elevate that change to urban. The TPLM Variation will retain a level of openness through the use of generous Building Restriction Areas (**BRAs**) along SH6. These BRAs will provide for an open approach to Queenstown and maintain valued views.
- 18 The TPLM Variation is a response to the development pressure on TPLM and its high capacity to absorb development. The rural character of the TPLM Variation Area is changing and is likely to be significantly diminished regardless of this variation. I consider the proposal represents a well resolved urban solution to pressure on the landscape.
- 19 Overall, I consider the TPLM Variation will result in low-moderate adverse effects on the visual amenity experienced from TPLM, no more than a very low adverse effects on the visual amenity experienced in other parts of the surrounding landscape. The TPLM Variation will change the character of TPLM, but landscape of the Whakatipu Basin as a whole will be maintained.

Landscape Context

- 20 By way of background, I set out a 'description of the landscape' for the TPLM Variation Area in part 3 of the Landscape Report. Below is a summary of that description.

Regional Context

- 21 The site is part of the dramatic and memorable Central Otago Region which is characterised by mountain ranges, basins, lakes and rivers. Glacial, tectonic and alluvial processes have formed much of the region, carving lakes and valleys and forming terraces, hummocks and *roche moutonnées*. Much of the region displays an open and natural character.

Whakatipu Basin

- 22 The Whakatipu Basin is an area of land bound between the Crown Range to the east, the Harris Mountains to the north, Bowen Peak and Lake Whakatipu to the west and Ben Cruachan and the Remarkables to the south. It is a basin formed by the advance and retreat of the

Whakatipu Glacier. The basin is dominated by the enclosing mountains, but key features within it include Lake Hayes, the Shotover and Kawarau Rivers, Slope Hill, Ferry Hill, Queenstown Hill, Morven Hill and the Crown Terrace. Land use within the basin has historically been pastoral, but the pressures on much of the land for development has created pockets of rural living and urban development. The prominent vegetation within the Basin is pasture grass while mature shelterbelts, rural character trees and native amenity plantings are prevalent throughout.

Te Pūtahi Ladies Mile

- 23 TPLM is a portion of land on a broad alluvial terrace between Slope Hill to the north, Lake Hayes to the east, a terrace edge leading down to the urban areas of Lake Hayes Estate and Shotover Country to the south and the Shotover River corridor and associated river terraces to the west. It is described as Landscape Character Unit 10 (**LCU 10**) in Schedule 24.8 of the Proposed District Plan (**PDP**), which ascribed the capacity of the LCU to absorb development as high.
- 24 TPLM is predominantly covered in pasture grass. With the exception of the QCC, the land south of SH6 is mostly open with a backdrop of mature cherry, beech, hawthorn, ash, lime, and a large grove of chestnut and walnut trees. Mature trees line much of the southern edge of SH6. On the northern edge of SH6 the vegetation patterns are more varied, with lineal plantings, mostly hawthorn, running parallel to the highway and shelterbelts of mature exotic trees running perpendicular to the highway. This creates a varied degree of openness and reveals different views across the landscape towards Slope Hill.
- 25 The TPLM is in a state of change. Prior to the approval of the QCC SHA, TPLM was predominantly open and pastoral in character, with some rural living and urban elements on the periphery. The urban areas of Lake Hayes and Shotover Country exist below the southern edge of a terrace to the south. The TPLM maintains, although marginally, an arcadian pastoral character. Also, prior to the construction of the Stalker Road roundabout and the QCC, the experience of using SH6 between Lake Hayes and the Shotover River maintained a sense of ruralness.

The gateway to Queenstown was farther west in Frankton² where urban areas became more apparent. With the development of the QCC, the Stalker Road roundabout, the anticipated Howard Drive roundabout, and the temporal effects of traffic congestion, the ruralness of TPLM and its function as a rural approach to Queenstown has been eroded. The TPLM now reads as a mix of pastoral, rural living, and urban character elements.

Landscape and Visual Effects

- 26 In the Landscape Report, I provided an assessment of the effects of the TPLM Masterplan on landscape character and visual amenity. On the whole, and despite any amendments between the TPLM Masterplan to the proposed TPLM Variation, my assessment of effects is largely unchanged. I summarize my findings below.

Landscape Category Boundary

- 27 There is a clear change in landform which separates Slope Hill roche moutonnée ONF from the TPLM flatlands at the southern toe of that feature. The QLDC PDP has identified and confirmed the ONF landscape category line in this location, and I consider the ONF line is appropriately located as shown on the PDP maps. I note that the change in landform is not as clear near base of the southwestern ridge of Slope Hill as that landform has a more gradual slope and blends into rolling hills near the Shotover River terraces. Here, the ONF category boundary follows cadastral boundaries, the ridge landform, and a line of vegetation to meet the Arrow Irrigation Scheme water course above the west facing Slope Hill foothills.
- 28 Landscape Architect Ms Bridget Gilbert has prepared a brief of evidence for these proceedings. Her evidence addresses the Slope Hill ONF and submissions related to it in detail.

Visibility and Visual Effects

- 29 The TPLM Variation Area is part of a low-lying terrace landform near the southern extents of the Whakatipu Basin. Surrounding landform and mature vegetation restrict views of the TPLM Variation Area from the

² I note this gateway experience once existed at the junction of SH6 and Frankton Road but is now clearly marked by the urban areas on the opposite (west) side of the Shotover River Bridge.

wider landscape. In terms of public visibility, the TPLM Variation Area is generally only visible from within the receiving LCU. There are a few other areas where future urban development within the TPLM Variation Area may be visible (**Attachment A**). These include:

- (a) Parts of the Lake Hayes Slopes east of Lake Hayes (LCU 13) (**Image 1**);
 - (b) Parts of the urban areas of Shotover County and Lake Hayes Estate (**Image 2**);
 - (c) Parts of the eastern edge of the Frankton Flats with particular regard to Hawthorn Drive (**Images 3 and 4**);
 - (d) Parts of the urban areas of Quail Rise (**Image 5**); and
 - (e) The Remarkables Road (**Image 6**).
- 30 My Landscape Report contained a comprehensive series of images while those attached to this report and referred to below are considered most relevant to my assessment.

Lake Hayes Area

- 31 The Lake Hayes Slopes include the west facing slopes between the area known as Bendamere and Lake Hayes. There is a threshold experience near Amisfield (**Image 1**), where there is a clear transition between a more enclosed rolling hills to the east and open vistas across the southern Whakatipu Basin and Lake Hayes to the north and west.
- 32 The land east of the TPLM Variation Area in the Ladies Mile LCU are the most visible lands from the Lake Hayes area and are not subject to the TPLM Variation. These lands are zoned Wakatipu Basin Rural Amenity Zone (**WBRAZ**). From the Lake Hayes area, existing vegetation and topography and these rural zoned lands east of the TPLM Variation Area will buffer and partially screen most of the TPLM Variation Area. If parts of the anticipated urban area of the TPLM Variation are visible from the Lake Hayes Slopes they will be distant and appear on the periphery. The wider landscape will remain dominant and the outstanding views to the lake and mountains will be largely unchanged. The sense of openness and its contribution to the amenity of the Lake Hayes area will be maintained.

- 33 I consider that the TPLM Variation may potentially result in some adverse effects on the visual amenity as experienced from the Lake Hayes area by introducing some distant, potentially visible urban development. However, the adverse effects on the visual amenity of any visible urban development will be no more than very low in extent.

Shotover County and Lake Hayes Estate

- 34 Shotover County and Lake Hayes Estate are urban areas on the terrace below and south of the TPLM Variation Area. Some upper parts of the 24.5m maximum building height anticipated in the TPLM Variation Area may be visible from parts of Shotover County and Lake Hayes Estate, but intervening vegetation, landform, building and other elements will screen this area from most views (**Image 2**). If seen at all from these low-lying, nearby residential areas, the development enabled by the TPLM Variation will not act to screen valued views, particularly those of Slope Hill or Coronet Peak.
- 35 I consider that from the Shotover County and Lake Hayes Estate area, the wider field of view will absorb the proposed TPLM Variation development and if seen at all it will result in no more than very low adverse visual effects.

Frankton Flats

- 36 The eastern end of the Frankton Flats hosts the airport, Hawthorn Drive and Glenda Drive. These 'flats' are part of a terrace landscape at level with the TPLM Variation Area. It may be possible to see some of the high buildings from parts of Hawthorn Drive (**Image 3**) and potentially from private places east of Glenda Drive (**Image 4**). However, much of the urban development anticipated by the TPLM Variation Area will be well screened by the southern edge of the Ladies Mile Terrace and intervening vegetation. If development enabled by the TPLM Variation is visible from the edge of the Frankton Flats, particularly from near **Image 3**, it will be seen in the context of the existing urban areas of Shotover Country and well absorbed within the wider field of view.
- 37 I consider that development in the TPLM Variation Area will adversely affect the visual amenity as experienced from the Frankton Flats area to a no more than very low degree.

Quail Rise

- 38 Views toward the TPLM Variation area from Quail Rise are heavily restricted due to intervening vegetation, landform and built development within Quail Rise. It may be possible to see some of the high buildings anticipated by the TPLM Variation from some very limited areas within Quail Rise (**Image 5**), but much of the anticipated urban development in the TPLM Variation Area will be well screened. If seen at all, development enabled by the TPLM Variation would be seen from a distance and peripheral to more dominant views and, the visual amenity experienced from Quail Rise will be affected to a no more than very low degree.

Remarkables Road

- 39 The Remarkables Access Road winds its way up the slopes of the Remarkables Mountains. The TPLM Variation Area is only visible from the mid portion of the road, which ascends the northern slopes of the mountain, providing extensive and memorable views to the Whakatipu Basin and greater ranges (**Image 6**).
- 40 The TPLM Variation Area forms a small part of the midground in these views and if developed, will increase the extent of visible urban development. However, visible urban development is already part of the amenity experienced on the Remarkables Road. The proposed TPLM Variation provisions (rule 49.5.20) require that the roof of all buildings be coloured in a recessive colour or vegetated. This will aid in rendering the urban area recessive within and sensitive to the wider landscape's attributes and values as viewed from the Remarkables Road. I consider that the TPLM Variation will result in a small change to the view, rendering it no less memorable or outstanding. The TPLM Variation would lead to no more than very low adverse effects on the visual amenity of the Remarkables Access Road.

State Highway 6

- 41 Any visual effects on users of SH6 will be limited to the immediate vicinity of the site.
- 42 From the eastern approach to TPLM where SH6 traverses the low lying, southern edge of Lake Hayes, development within the TPLM Variation Area will be difficult to see. It is not until the receptor emerges from the

Lake Hayes area to the TPLM terrace itself (**Images 7**) that the TPLM Variation site may become visible.

- 43 On the west side of the Shotover River, the highway cuts through the Frankton Flats terrace and framed views are available toward the site (**Image 4**). However, from the western approach to TPLM near the Shotover River, the TPLM Variation Area is well screened by landform. There are some very limited potential views of parts of the TPLM Variation Area from SH6 near the Shotover River, but the visual amenity of the western approach to TPLM will be largely unaffected by the proposal.
- 44 The only part of SH6 where the TPLM Variation will represent a notable change in visual amenity is along the TPLM portion of SH6 from near the Stalker Road roundabout to Lake Hayes. The TPLM Variation will result in a significant character shift of this part of the LCU which will be discussed later in my evidence under the heading *Effects on Landscape Character*.
- 45 In terms of visual amenity, the TPLM Variation will change a mostly open LCU into an urban area. This change will result in a change of the visual amenity, with particular regard to a reduction in views across an open landscape to the foot of Slope Hill.
- 46 The primary visual amenity experienced from the TPLM portion of SH6 includes views towards Morven Hill and the Crown Range to the east (**Image 8**), views to Peninsula Hill and the distant lake and mountain landscape to the southwest (**Images 9**), intermittent views across an open landscape to the foot of Slope Hill (**Images 7**) and the dominant northern slopes of the Remarkables Mountains to the south (**Image 10**). The TPLM Variation will maintain, to a large extent, the aforementioned views. The main adverse effect associated with the proposed variation can be attributed to a reduction of visual access across an open landscape to the foot of Slope Hill. However, from much of the land adjacent to SH6, these views are not currently available as the highway is lined with vegetation and/or mounding. A loss of openness and reduction in open character is anticipated by the existing Rural Lifestyle zoning in the TPLM Variation Area. That existing amenity value is likely to be reduced in the future with anticipated Rural Lifestyle type development and its accompaniments such as rural character trees, mounding, buildings, hedges and the like.

- 47 The Te Pūtahi Ladies Mile Structure Plan (**TPLM Structure Plan**) and TPLM Variation provisions seek to enhance and maintain an aesthetic interface between the highway and the urban areas. As shown on the TPLM Structure Plan, a generous setback from the highway is proposed in the form of a BRA. Also, many of the existing trees on the south side of the highway will be retained. Views toward Slope Hill, the Remarkables and Morven Hill and will be largely maintained.
- 48 I consider the development of the TPLM Variation Area will change the visual amenity as experienced from the TPLM portion of SH6 in the vicinity of the site. However, the memorable and valued views across open spaces to the wider mountain ranges will largely be retained through the use of BRAs. I consider the TPLM Variation will result in low-moderate adverse effects on visual amenity from SH6 as visual access across open lands to the foot of Slope Hill will be reduced.

Lower Shotover Road Area

- 49 The lands northwest of, and adjacent to the site are part of an intersection of LCUs including LCU 7, the Shotover River Margins, LCU 11, the Slope Hill Foothill and the Shotover River ONF (**Attachment B**). Future urban development within the TPLM Variation Area will likely be visible near the intersection of Spence Road and Lower Shotover Road where a new intersection is proposed in the TPLM Structure Plan. A landscape buffer is proposed at the site's north-western extents. This landscape buffer and coinciding landform will ensure that the anticipated development is not highly visible from Lower Shotover Road to the north or west.
- 50 From parts of Lower Shotover Road and Spence Road adjacent to the TPLM Variation Area, urban development will be visible (**Image 11**). Much of these corridors are lined with trees and hedges and views towards the TPLM Variation Area and Slope Hill are limited. There is some amenity in the existing landscape and views across it at Chantecler (14 Lower Shotover Road) which will likely change. However, the amenity from this part of Lower Shotover Road and Spence Road is not high, and I consider the TPLM Variation will result in no more than low adverse visual effects as experienced from Lower Shotover Road area.

Effects on Landscape Character

- 51 The TPLM Variation will see development, including buildings potentially 24.5m in height constructed in an area which currently displays an open, rural character. The landscape character will change from open and rural to urban (noting the operative Rural Lifestyle zoning will see the landscape character change to rural living). Like that described above under the *Visibility and Visual Effects* heading, I consider the character effects will be well contained to within the Ladies Mile LCU.
- 52 The TPLM Variation will change the open character the flatlands at the foot of the Slope Hill ONF. I agree with the evidence of Ms Gilbert that the juxtaposition of urban development against ONFs and ONLs is a 'reasonably common occurrence' in the district. I consider the juxtaposition of urban and natural elements is a positive character effect, especially when the change in landscape category is clearly defined by biophysical features, such as the toe of Slope Hill. In these instances the juxtaposition of landscape characters better highlights and defines the distinctly different landscape attributes and values.
- 53 The existing presence of the QCC, Stalker Road Roundabout has, to a moderate degree, eroded the ruralness of TPLM. While there is some semblance of rural qualities, the intensified activities attributed to these existing urban areas, and those within the wider Basin, have resulted in TPLM appearing less rural, more intense and in a state of change. Regardless of the outcomes of this variation, TPLM will experience change enabled by the Rural Lifestyle zoning and the rural and open character of TPLM will become rural living in character.
- 54 While the TPLM Variation will change the open character of TPLM, particularly the lands north of SH6, the wider values and attributes of the landscape will largely be maintained. I consider that the existing zoning will result in similar effects to those potentially enabled by the TPLM Variation. Clearly, the increased potential building heights enabled by the TPLM Variation will result in more intensive development than is anticipated by Rural Lifestyle zoning. However, the character shift away from an open landscape is anticipated.
- 55 Having given landscape advice on proposals within the vicinity of the TPLM Variation Area and witnessed the pressure on the landscape for intensification from landowners and developers, I consider this

landscape in a state of change. It is my opinion that a comprehensively designed and coordinated approach to intensification within the TPLM Variation Area is appropriate as it:

- (a) provides a more efficient use of the land,
- (b) provides an opportunity to consider the site holistically,
- (c) collectively address the attributes and values which contribute to the landscape's character,
- (d) provides for coordinated design solutions which can address those character values.

56 With regard to the Lake Hayes ONF (which is connected to the Slope Hill ONF), the proposed urban areas will be set back approximately 760m from the lake. The TPLM Variation Area does not extend into this area and the open lands east of the proposed site which will likely remain open in character (given this land is jointly owned by Threepwood residents). These rural and rural living areas will continue to contribute to the rural and open experience enjoyed by users along the eastern part of the TPLM portion of SH6. These rural and rural living areas east of the TPLM Variation Area, their associated open spaces, mature rural character trees and shelterbelts will not be changed by the TPLM Variation. This more rural area provides an appropriate buffer between the site and the Lake Hayes ONF. Similarly, the amenity the lake provides to the entry experience to Queenstown and the outstanding and natural attributes and values of the lake will be maintained.

57 At its westernmost extents, the TPLM Variation Area is approximately 320m from the Shotover River ONF. Between the site and the ONF there is a significant change in elevation as the flatlands meet the Shotover River terrace risers. These terraced lands west of TPLM are rural in character, with scattered rural dwellings and large stands of mature trees (I note these lands are zoned Whakatipu Basin Lifestyle Precinct (**WBLP**) and there is a submission to extend the TPLM Variation Area onto these terraces. This submission will be dealt with in detail later in my evidence). The TPLM Variation Area is well contained by landform and this distinct change in landform will ensure the development will not spill towards the Shotover River ONF or otherwise adversely affect the attributes and values of the river.

- 58 The TPLM Variation seeks to establish setbacks adjacent to the SH6 corridor in the form of a BRA. To the north, this BRA will be approximately 25 meters. To the south it will be 25 meters from where the highway adjoins the Open Space Precinct, Sub Zone L, and 75 meters between the future Hawthorne Road roundabout and Stalker Road roundabout. This BRA will ensure that the spacious qualities experienced from SH6 are maintained to a degree. Another function of the BRA is to ensure the visibility of the wider landscape continues to be experienced from the SH6. The outstanding attributes and values of the surrounding mountains and their contribution to the character of TPLM will be maintained.
- 59 Overall, the TPLM Variation will change an area which is predominantly rural in character to one which is predominantly urban in character. There will be some low adverse effects on the rural living areas to the east of the TPLM Variation Area. The geographic containment of the TPLM Variation Area will prevent the spill of urban character effects into the wider landscape. The wider landscape character of the Whakatipu Basin and its surrounding outstanding natural features and landscapes will be maintained.

Defendable Edge

- 60 The TPLM Variation Area is well contained by natural features such that the potential visual and character effects will not permeate to other parts of the Whakatipu Basin. The clear containment and defendable edges of the TPLM Variation site include (**Attachment C**):
- (a) To the north, the clear biophysical transition between the Slope Hill roche moutonnée and the flatlands of the TPLM LCU;
 - (b) To the east, the rural living areas of Threepwood and the open, WBRAZ lands near the edge of the Lake Hayes ONF;
 - (c) To the south, the edge of the Ladies Mile terrace which descends to meet the urban areas of Lake Hayes Estate and Shotover Country, as well as the existing urban character development in the QCC area which extends into the Ladies Mile; and
 - (d) To east, the combination of Slope Hill's southwest ridge and its interplay with the Shotover River terraces, where the defendable edge is reinforced by the presence and open character of the

Shotover Cemetery as well as cut through the Shotover River terraces to form SH6 road.

- 61 These natural containment features will ensure that the character effects of the TPLM Variation will be well contained by physical elements.

Response to Submissions

- 62 I have reviewed the submissions that comment on matters relevant to landscape, visual effects and rezoning and respond to the key matters raised in the following section of my evidence.

Rural Landscape

- 63 Several submitters raise issues concerning potential adverse effects that the TPLM Variation will have on the rural character of TPLM.³ I will respond to the themes raised in these submissions as follows.

Development anticipated by the TPLM Variation will change the 'rural experience' and a semi-rural approach to Queenstown should be retained.

- 64 As I have discussed above under *Effects on Landscape Character*, I consider that the rural and rural living approach to Queenstown will be maintained within the Lake Hayes catchment. The TPLM Variation will not result in significant adverse effects on the ruralness as experienced from lands east of Ladies Mile. At the eastern edge of the Ladies Mile, the lands to the north of the highway (Threepwood area) and east of the TPLM Variation Area will remain open in character.
- 65 I consider the rural character of TPLM has already been eroded by the visual presence of the QCC, Stalker Road roundabout and the transitory effects of traffic congestion. This rural experience will further be degraded through the Rural Lifestyle zoning which will see the landscape character of the TPLM change to rural living. It is likely the openness of the landscape will be significantly reduced through the intensification of built areas and landscape accompaniments such as trees, hedges, mounds, driveways etc. I accept the submission points

³ Richard Pettit (submitter 5), Tim Sanders (submitter 6), Keryn Smith (submitter 12), Blair Findlay (submitter 14), Nicole Fairweather (submitter 21), Allan Meredith (submitter 22), Nadie Lisitsina (submitter 23), Geraldine McBride (submitter 31), Louis Martin (submitter 32), Don Andrew (submitter 34), Peter Chudleigh (submitter 35), Bill Yuill (submitter 42), Miranda Spary (submitter 43), Kim Netzler (submitter 50), Margo Pryde (submitter 60), Sarah and Blair O'Donnell (submitter 67), John Alexander (submitter 70), Blakely Wallace Family (submitter 74), Philippa Crick (submitter 97), Louise McQuillan (submitter 98), Robyn Macleod (submitter 109) and Gordon Griffin (submitter 114).

that the character of TPLM, particularly that to the north of the highway will be changed from rural to urban. However, for the reasons set out above in my evidence, I consider that this character change is appropriate in the context of the existing zoning, anticipated change and development pressure.

Under the 2005 Gateway to Queenstown study, Ladies Mile was to be protected from development.

66 I have read the Gateway to Queenstown Study and in the past, I have referred to it when I worked at Lakes Environmental in 2013. At that time that study continued to be somewhat relevant. It is my consideration that this study is a snapshot in time that is now almost 20 years old. The receiving landscape that the study considered has changed significantly, particularly with the development on the Frankton Flats, that associated with QCC and the introduction of roundabouts and other, more intensive cues. I consider the 2005 Gateway to Queenstown study refers to TPLM how it was in 2005, not how it is now. TPLM has not been protected and the gateway to Queenstown has already been changed by the existing development within the landscape, particularly the intensification of activities within the TPLM and SH6 corridor. I consider this study outdated and no longer relevant.

Destruction of older trees reduces desirability of the Queenstown area.

67 It is understood that through the provisions of the TPLM Variation, including the BRA adjacent to SH6 *Existing Trees to be Retained* overlays, that many of the existing trees which line the highway are intended to be retained. As discussed above I was the landscape architect on a development proposal for 516 Ladies Mile which is intended to form part of Open Space Precinct Sub-Area J. In that development proposal we sought to retain the majority of the existing orchard trees within that QLDC owned site.

68 The TPLM Structure Plan seeks to retain a significant number of trees, particularly those close to the highway, a strip which runs perpendicular to the highway and those around the Glenpanel site. While I accept that the balance of the trees within the site are of value but not sought to be retained by any provisions in the TPLM Variation, I note that many of those trees are wilding conifers which are not desirable in the district for their detrimental ecological effects. I consider trees increase amenity

and desirability of a place, and the TPLM Structure Plan takes appropriate steps to retain valued trees within the TPLM Variation Area.

The TPLM Variation will result in a loss of sense of space and green spaces.

- 69 The TPLM Structure Plan seeks to retain large area of open space and to implement sufficient setbacks in the form of a BRA along SH6. The Open Space Sub-Area J and other areas of open space are proposed within the Structure Plan. The landscape to the east of the urban growth boundary (**UGB**) will be maintained as open space. There will be a loss of rural and open character within the LCU as a result of the TPLM variation. However, as I've discussed above, the character and amenity values of the wider Whakatipu Basin will be maintained.

The TPLM Variation will erode character and landscape values of the Whakatipu Basin due to urban sprawl.

- 70 The TPLM Variation will change the character of the TPLM to mostly urban. This variation is a response to the significant pressure placed on the site for increased development of some form. The existing Rural Lifestyle zoning will see the landscape changed from rural to rural living. Perceptions of rural living adjacent to urban areas can also be perceived as urban, or suburban sprawl as is the case with QCC. I consider the proposal's response to the needs of the district appropriate in that it will not lead to the degradation of the character values of the wider landscape as a whole. Urban development will be well contained by defendable, mostly biophysical features within an area which is already affected by intensification.

The TPLM Variation design should complement the environment.

- 71 I consider that the TPLM Variation design seeks a comprehensive, well considered, future-focused outcome which will address the needs of a growing community. The architectural style, density, streetscape, open spaces, height limits and other provisions contained within the variation documents will ensure that the TPLM Variation will reflect the genius loci and vernacular of the Whakatipu Basin and Queenstown area. It will read as subservient to the natural character of the enclosing mountains and from wider, elevated views appear recessive within the context of the receiving landscape.

Urban Creep

- 72 Keryn Smith (submitter 12) and Anthony Stack-Forsyth (submitter 72) raise concerns that the TPLM Variation will result in urban creep from Frankton and that ribbon style development will destroy the rural area.
- 73 As discussed above I consider that the TPLM Variation will result in a character shift along TPLM. This will change an area which is currently open in character to an urban character area. I consider that the urban character area will be well contained by natural features such that it will not spill beyond the boundaries of the TPLM Variation Area. I consider that the wider values of the Whakatipu Basin will be maintained and that, while there will be a new urban area in a currently open, rural landscape, that the wider values of the highly valued ONL's and ONF's as well as the open character of the Whakatipu Basin will be maintained.

Landscape and Visual Effects on Existing Environment

- 74 Vladimir Noskov (submitter 16), Geraldine McBride (submitter 31), Robert Burnell (submitter 47), Margo Pryde (submitter 60), and Gordon Griffin (submitter 114) raise landscape and visual concerns as a result of the anticipated development of the TPLM Variation which include:
- (a) *High density does not align with existing low-density housing;*
 - (b) *High density will result in a loss of identity of the neighbourhood and the amenity of the Ladies Mile area; and*
 - (c) *High Density is not appropriate from cultural landscape perspective.*
- 75 I rely on the evidence of Mr Stuart Dun as he addresses the design of the TPLM Variation Area. It is my understanding that the urban design outcomes are driven by social and economic needs. From a landscape perspective, the proposal will see a significant shift in the character of TPLM. It contrasts with the adjacent areas of Lake Hayes Estate and Shotover Country as the density and design of the TPLM Variation is more intense than the existing urban areas. I consider this is a future-focused design which adapts the needs of the community in the face of a changing world where resources, such as land are facing significant pressure. While I accept that high density is not an existing value within the landscape, I consider that the significant change in character requires an intensification that renders that change high in value. I do

not consider that this change in character to high density urban living will result in any loss of identity of the neighbourhood but will act to increase a sense of place and people's connection to what will become a dense and diverse community within a comprehensive and well considered urban area where the wider landscape values can be maintained.

The anticipated development will not be hidden from view like Lake Hayes Estate and Shotover Country.

76 As discussed above in paragraph [34] of my evidence, there is potential that parts of the development anticipated by the TPLM Variation will be in views from parts of Lake Hayes Estate and Shotover Country. However, that potential is highly limited and dependent on the future of intervening vegetation and built development from particular viewpoints. The anticipated development, if seen at all, will not result in the screening of valued views of the open character of the Slope Hill ONF, Coronet Peak or other valued features which can be seen from Lake Hayes Estate and Shotover Country.

Development is in the vicinity of Lake Hayes which is a visually sensitive area.

77 As discussed above in paragraph [56] of my evidence, the TPLM Variation site is set back approximately 760 meters from the edge of Lake Hayes. I agree that the Lake Hayes area is visually sensitive area, and that sensitivity has been given consideration throughout the development of the proposal. The open character of the lands to the east of the TPLM Variation Area will provide a buffer between the Lake Hayes area and the TPLM Variation Area. While there is some potential visibility of the TPLM Variation development as seen from within the Lake Hayes area, I consider that visibility will be from a significant distance and peripheral to the more sensitive landscape of the Lake Hayes area. The amenity of Slope Hill's east facing slopes and the open space on the margins of Lake Hayes eastern and north shores, and the overall character of the Lake Hayes area will be maintained. Any visual effects associated with the proposal will not act to degrade the amenity of Lake Hayes to a more than very low degree.

Landscape Design

78 Gordon Griffin (submitter 114) and Martin Barrett (submitter 118) are concerned with the landscape design of the TPLM Variation and suggest:

- (a) *Limited mounding to preserve natural form and maintain views; and*
- (b) *Planting is helpful but the apartments anticipated by the TPLM Variation will be visible, so setbacks and design control are critical.*

- 79 Gordon Griffin (submitter 114) seeks to limit any mounding in the area. I agree that excessive mounding to avoid visual effects has degraded some visual qualities within parts of the Basin. I consider that the status quo of existing Rural Lifestyle zone would likely result in more mounding adjacent to the public roads to avoid visual effects and decrease adverse effects including noise from the highway on those future rural living developments. The proposal does not seek any mounding and it is likely if there were to be any mounding proposed that as part of a comprehensive landscape plan it would take a naturalistic form and seek to maintain visual access to Slope Hill or areas of open space.
- 80 With regard to planting, setbacks and design controls, I understand that the design outcomes seek to engage with the highway in such a way that the scale and design of development appropriately addresses urban design imperatives. The TPLM Structure Plans seeks to retain many of the existing trees on the site's SH6 boundary, a strip perpendicular to the highway and those within the Glenpanel Homestead area. A landscape buffer will be provided for at the north-western edge and additional open space and planting is now proposed at the TPLM Variation Area's eastern edge. Typical street sections are provided in the variation documents which will see streets with trees. While the built development will be visible, once trees mature it will appear as a verdant urban area set within a frame of open space.

Rezoning Submissions

The Trustees of the Anna Hutchinson Family Trust (submitter 107)

- 81 The Trustees of the Anna Hutchinson Family Trust (submitter 107) (**Anna Hutchinson Family Trust**) seeks to extend the TPLM Variation area to the west including extending the urban growth boundary, rezoning the submitter's land as Medium Density Residential Precinct and Low Density Residential Precinct. It is understood the submitter's land has recently been zoned as WBLP.

Visual Effects

- 82 The Anna Hutchinson Family Trust seeks to extend the TPLM Variation Area onto the west facing Shotover River terraces west of the Lower Shotover Cemetery. The Anna Hutchinson Family Trust's submission does not comprehensively address the potential visibility or visual effects should that portion of land be included as part of the TPLM Structure Plan.
- 83 I have considered the submission and returned to locations where the submitter's land may be visible. This land is visible from the Shotover River corridor, Quail Rise, and SH6. I include an additional image location map and images (**Attachment D and Images**).
- 84 I have also undertaken a desktop modelling exercise to determine what part of the TPLM Variation Area might be visible and to determine what part of the submitter's land might be visible. The 3D renders were prepared using the modelling software Sketchup, utilising 1m contours to generate the landform, extruding the proposed building heights and setting viewpoints in the surrounding landform by GPS locations of our images. The modelling exercise does not take into account any existing vegetation which may screen development, and only represents intervening landform. The modelling exercise is not a 'simulation' and is instead, a basic tool which is useful for assessment. I discuss the results of this desktop modelling from each viewpoint below.
- 85 The Anna Hutchinson Family Trust's land is visible from the Shotover River Heritage Bridge (**Image 1A & 1B**), which is a memorable pedestrian and cycle feature on the Queenstown Trail. I have visited the neighbourhoods of Quail Rise, Tucker Beach Road (**Image 2A & 2B**) and the public road Jims Way (**Image 3A & 3B**) which is intended to form part of a future pedestrian and cycle network connecting Frankton to Quail Rise (**Attachment E**). It is noted that Jims Way is also intended to become part of the Queenstown Trail network connecting Frankton to Quail Rise via a future pedestrian bridge over the SH6. I have revisited and taken a new photograph from the SH6 corridor looking to the east as the road descends to meet the Shotover River bridge (**Image 4A, 4B & 4C**).

Old Lower Shotover Bridge

- 86 From the Old Lower Shotover Bridge, which is part of the Queenstown Trail (**Images 1A and 1B**), the proposed development on submitter's land would be highly visible and dominant in close proximity. This view is highly memorable and valued. Buildings could be visible on skyline from this view and the urban character would dominate southern views from the bridge. I consider the visual amenity experienced from the Old Lower Shotover Bridge would be adversely affected to a high degree.

Tucker Beach Road and parts of the Queenstown Trail

- 87 The visual effects of the Anna Hutchinson Family Trust's land being developed would be experienced from Tucker Beach Road and parts of the Queenstown Trail (**Image 2A and 2B**). These corridors pass through areas of enclosure and openness enjoying open views to the east of the more southern parts of the Shotover River corridor. The submitter's land would be highly visible and present a moderate to high adverse visual effects.

Jims Way

- 88 The visual effects associated with intensified development the Anna Hutchinson Family Trust's land would be experienced from Jim's Way (**Image 3A & 3B**) and the future pedestrian bridge over SH6. The TPLM Variation Area will barely be visible on Jims Way. However, the proposed development on the Anna Hutchinson Family Trust's land would be highly visible and I consider the extent of adverse visual effect from Jims Way area would be moderate to high.

SH6

- 89 From SH6, eastbound travellers experience a view which is framed by the road cut through the Shotover River terrace (**Images 4A, 4B and 4C**). This road cut frames a memorable view where the Crown Range dominates the background while Slope Hill, the Shotover River terraces and the Shotover River itself provide an open, natural midground. This view is a memorable, shared and recognised visual amenity value experienced by a wide range of receptors using SH6.
- 90 The development enabled by the TPLM Variation as proposed will largely be screened by off-site intervening landform from this view (**Image 4B**) and, if seen at all, will be seen on the distant periphery of

this view. The visual amenity from this location will be adversely affected to a very low degree by the TPLM Variation.

- 91 The Anna Hutchinson Family Trust's land would likely be highly visible in the central midground when viewed from SH6 (**Image 4C**). The midground of this view would change from being a predominantly open and natural view of the Shotover River ONF, the Slope Hill ONF and the wider Crown Range ONL, to being a midground of urban character elements between two ONFs. I note that the submitter's land is included as part of the WBLP. There is likely to be a change in the existing open character and amenity of the submitter's site. However, that change will result in a more rural living type character than urban one. While future WBLP type development may be visible, the sense of spaciousness between buildings and opportunities for landscaping and vegetation will be directed by the provisions in the PDP which will require careful consideration of WBLP effects on landscape.
- 92 I consider that if the Anna Hutchinson Family Trust's land was included in the TPLM Structure Plan (as sought by the submission), this would result in moderate to high adverse effects on the significant shared and recognised visual amenity values experienced by the public on SH6. The existing amenity experienced by receptors approaching and crossing the Shotover River in a west to east direction would be significantly altered by the inclusion of urban character elements which do not currently influence this landscape experience and are not proposed as part of the TPLM Variation. While the WBLP zoning will alter the landscape experienced from this part of SH6, any assemblance of rural living development will be scrutinised within the frame of the WBLP provision and will not significantly detract from the existing amenity.

Defendable Edge

- 93 The Anna Hutchinson Family Trust states that the TPLM Variation uses Lower Shotover Road and the Lower Shotover Cemetery as a defendable edge to future urban development.⁴ I am unsure where that statement has been derived. I have reviewed the Whakatipu Basin Land Use Planning Study (**WBLUPS**) and the LCU descriptions in Schedule 24.8 of the PDP relevant to the submitter's land. I note the area in

⁴ Submission 107 part 9 and 24

question is at the intersection of what the PDP has determined is three distinct LCUs: LCU 7 – Domain Road River Terrace, LCU 11 – Slope Hill Foothills and LCU 10 – Ladies Mile (**Attachment B**). For LCU 7, the southern boundary is described in Schedule 24.8 as being the ‘SH6 cutting’. For LCU 11, the southern boundary is described in Schedule 24.8 as being the ‘Toe of Slope Hill’. For LCU 10, the western boundary is described in Schedule 24.8 as being the ‘The Shotover River / Lower Shotover Road’.

- 94 I was involved with the design of the TPLM Masterplan, and early in the design process I expressed a concern to the design team that the western edge of the LCU was a weak point and vulnerable to urban sprawl. I consider that while there are legible ‘lines in the landscape’ at this western edge, they are not as strong as the TPLM Variation Area’s other boundaries. I recommended that the TPLM Masterplan include a ‘Landscape Buffer’ at the study area’s western edge, near where it meets Lower Shotover Road and the Lower Shotover Cemetery. That Landscape Buffer has been included in the TPLM Structure Plan and I will discuss this landscape buffer in more detail below at paragraph [109].
- 95 Slope Hill has a distinct southwestern ridge (**Attachment C**) which falls from the summit to meet the Shotover River. This ridge has been formed by glacial processes and is less defined than other parts of Slope Hill, as the glacier advanced slowly across the feature in a west to east direction, gradually carving and rolling over the roche moutonnée. The southwest ridge separates the southern and western aspects of Slope Hill. Lower Shotover Road bends around the base of this ridge, and the road gently rises and falls across it. On the opposite (west) side of Lower Shotover Road, Slope Hill’s southwestern ridge meets the Lower Shotover Cemetery. Below and west of the cemetery are the distinct Shotover River terrace escarpments which clearly mark a change in landform. I have mapped these features in my **Attachment C**.
- 96 I consider the western edge of the TPLM Variation Area is defined by a clear transition between the flatlands of TPLM and the more complex topography of the Slope Hill - Shotover River terrace interface. Slope Hill’s southwestern ridge where it meets the Shotover River terrace escarpment. The presence of the cemetery reinforces the edge of the landscape as this parcel of land is an open character element. The SH6

road cut also reinforces this landscape edge. The combination of these elements clearly separates the TPLM Variation Area from the submitter's land and the landscapes to the west and northwest of Slope Hill.

- 97 The Anna Hutchinson Family Trust seeks urban development on the Shotover River terraces to the west of Slope Hill. I am very familiar with this part of the Whakatipu Basin and I have worked on several resource consent proposals and PDP appeals in the area. It is my concern that should development occur as proposed by the Anna Hutchinson Family Trust, that the landscape to the north is not well contained by any physical feature and would likely experience significant development pressure. That pressure could extend some distance north to meet the Speargrass Flats (LCU 8).
- 98 I consider that the TPLM Variation Area as notified is well contained to the west and northwest by a distinct biophysical feature (Slope Hill's southwest ridge to where it meets the Shotover River escarpment) which is reinforced by land uses (the cemetery) and roads (Lower Shotover Road and SH6 cutting). It is my opinion that should the Anna Hutchinson Family Trust's land be included as part of the TPLM Variation Area that the existing defensible edge of the TPLM Structure Plan would be undermined, resulting in no defensible edge to the north to check the spread of development.

Landscape Character Effects

- 99 The Anna Hutchinson Trust seeks to locate development on the river terraces near the Shotover River ONF. These river terraces, with particular regard to the terrace risers, are natural in character and clearly demonstrate the dynamic alluvial processes associated with the Shotover River. They provide for an open character which is legible from public places. This open, natural character area acts as a buffer between the urban areas of Frankton and the TPLM / Lake Hayes Estate and Shotover Country areas. This open, natural character area between two urban areas will become increasingly valued as the urban character of TPLM and Frankton intensifies.
- 100 Should the Anna Hutchinson Family Trust's land be included in the TPLM Variation area, I consider the natural character of the Shotover River terraces could be adversely affected to a moderate degree as their legibility would not be experienced as part of an open character area,

but instead as part of an urban area, rendering them less appreciable. I also consider that if these lands were to be included in the TPLM Variation Area that the open character of the landscape would be significantly diminished and adversely effected to a moderate-high degree.

- 101 The adverse effects on natural and open character addressed above would not be confined to the site. The Shotover River ONF is 80m (at its closest point) in distance from the Anna Hutchinson Family Trust's land. The Shotover River is a large ONF, and in the context of the greater ONF, I consider the adverse effects associated with the Anna Hutchinson Family Trust's proposal would be low in extent. However, in the context of the immediate SH6 and Old Lower Shotover Bridge area, I consider the proposed extension of the TPLM Variation Area would result in moderate adverse effects on the open natural character of the Shotover River ONF.

Jo and Matt Dob (submitter 37)

- 102 Jo and Matt Dobb (submitter 37) seek the rezoning of their site, currently zoned as rural under the PDP to Medium Density Precinct Residential under the TPLM Zone, or to Low Density Suburban Residential zoning to align with Lake Hayes Estate or the QCC. This submitter lives at 13 Ada Place which is within Lake Hayes Estate on the lower terrace below TPLM.
- 103 I consider any extension of the TPLM Variation Area into Lake Hayes Estate would cross a legible landscape boundary into an established residential area. Regardless of whether the rezoning is Medium or Low density, this would likely result in a cascading effect which could see an increased pressure within an established urban area. The potential heights of buildings in the submitter's proposed zoning would see a change of character and an anomalous site within the Lake Hayes Estate area which would read as incongruent with the existing patterns of development. I do not support the submitters proposal to extend the zone to their site at 13 Ada Place.

Shotover Country Ltd (submitter 46)

- 104 Shotover Country Ltd (submitter 46) seeks to reduce the 75 meter BRA on their site to 25 meters. The 75 meter BRA is consistent across most of the southern approach of SH6 (noting the BRA is 25m where it

adjoins the Open Space Precinct) and is a design response seeking to maintain the openness as viewed from the highway and views towards the southern mountains, including the Remarkables. If this BRA were to be reduced, it would diminish the sense of openness and would result in an anomalous level of development closer to the highway which would read as distinctly different to that proposed. The submitter's site is within the vicinity of the Stalker Road roundabout where the open character of the landscape can be more widely appreciated by users of other roads including Lower Shotover Road and Stalker Road. I consider that the 75 meter BRA as proposed is appropriate as it will result in a consistent approach to these lands south of SH6 and will maintain a sense of openness as experienced on the Stalker Road roundabout. I do not consider a 25 meter BRA would result in the same sense of openness.

QCC (submitter 106)

- 105 QCC (submitter 106) seeks to remove the BRA across the northern portions of the QCC land. However, there is little justification in terms of landscape for why this submitter considers this appropriate. The QCC was developed as part of an SHA proposal, and as part of that proposal it is understood the 75-meter setback was sought to maintain an assemblance of openness, rural qualities and views across the site towards the ONLs. Similarly, the spacious qualities between the buildings on the QCC side rendered them less intense than other forms of urban development.
- 106 As discussed above under the heading *Landscape Character Effects*, I consider the openness and open qualities of the land to the south of SH6 in the proposed BRA to be an important part of the proposal, in that these open qualities and views provide some relief to the more intense urban areas. Similarly, the trees to be retained along the highway provide for amenity. The existing 75 meter setback on the QCC land provides for an open quality which enhances visual amenity. I do not support QCC's proposal to remove the BRA on the QCC site.

GW and SE Stalker (submitter 71)

- 107 GW and SE Stalker (submitter 71) is specifically concerned with the north-western edge of the TPLM Variation Area, on the opposite side of Lower Shotover Road near the Lower Shotover Cemetery. This is the area discussed above where I discuss the interplay of Slope Hills

southwest ridge, the open character of the Lower Shotover Cemetery, the Shotover River terrace and the SH6 road cut as a defendable edge. The submitter seeks a 25-meter set back off this north-western edge, as well as a 5-meter height restriction on buildings which adjoin that 25 meter setback. The submitter also seeks dense screen planting along the boundary at a minimum of 2 meters high with evergreen plants capable of growing to 10 meters in height and conditions associated with the retention of this planting.

- 108 I have discussed above that I consider the legibility of Slope Hill's southwest ridge, as it descends to meet Lower Shotover Road is less defined than other TPLM Variation Area boundaries. During the development of the TPLM Variation and TPLM Masterplan I recommended a landscape buffer near the submitter's boundary to ensure the defensibility of this edge is reinforced through landscape treatments.
- 109 I agree with the submitter that screen planting should occur along this boundary. However, I consider that the best outcomes for screen planting is to achieve other landscape performance imperatives, such as building biodiversity and enhancing amenity. I recommend that this landscape buffer be:
- (a) no less than 6 meters wide;
 - (b) include a diverse range of 70% native species with a minimum plant spacing of 1.5m which will enhance biodiversity values;
 - (c) contain no less than 30% of species which will reach a mature height of over 10 meters;
 - (d) Contain no less than 30% of species which shall reach a mature height of over 4 meters;
 - (e) the balance of the species can be shrubs and small trees which contribute to biodiversity and amenity values.
- 110 I consider landscape mounding can also be incorporated into this buffer, so long as the form of that mounding does not detract from the natural landform.
- 111 With regard to the submitter's request for an additional 25 meter setback off this boundary, I consider that a 6m landscape buffer will result in an

increased defensible edge to this part of the TPLM Variation Area and provide appropriate visual screening. While I consider a 25 meter setback would result in an increased defensible edge, I do not consider it necessary to address the rural/urban interface .

- 112 With regard to a 5 meter height restriction on dwellings in this first row adjoining the boundary, I consider that this would lead to an enhanced edge as it would see a feathered transition between the more intense urban areas to the northeast and south of the boundary to the more rural and rural living elements to the southwest and north of the TPLM Variation Area. However, I do not consider this 5 meter building height restriction necessary to ensure that the wider landscape values and visual amenity are maintained.

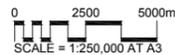
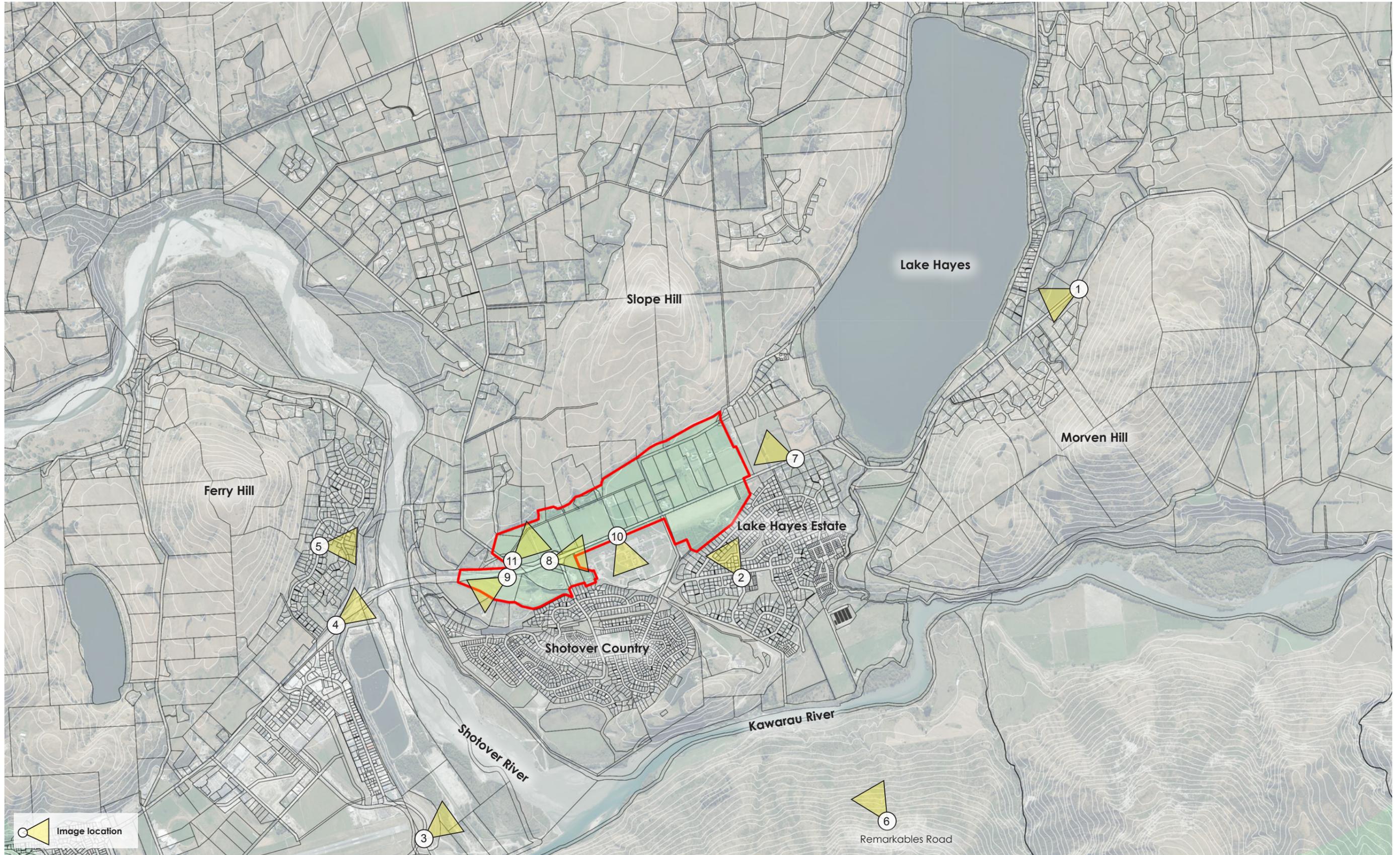
Stephen Russel Skelton

29 September 2023

Graphic Attachments

Te Pūtahi Ladies Mile Plan Variation

Evidence of Stephen Skelton





25mm photo - 29 September 2023 at 11:41 am



25mm photo - 24 March 2021 at 11:38 am



25mm photo - 1 April 2021 at 12:20 pm



25mm photo - 1 April 2021 at 12:12 pm



50mm photo - 1 April 2020 at 11:52 am



Panorama - 29 September 2023 at 1:27 pm



25mm photo - 29 September 2023 at 11:48 am



25mm photo - 29 March 2021 at 6:59 pm



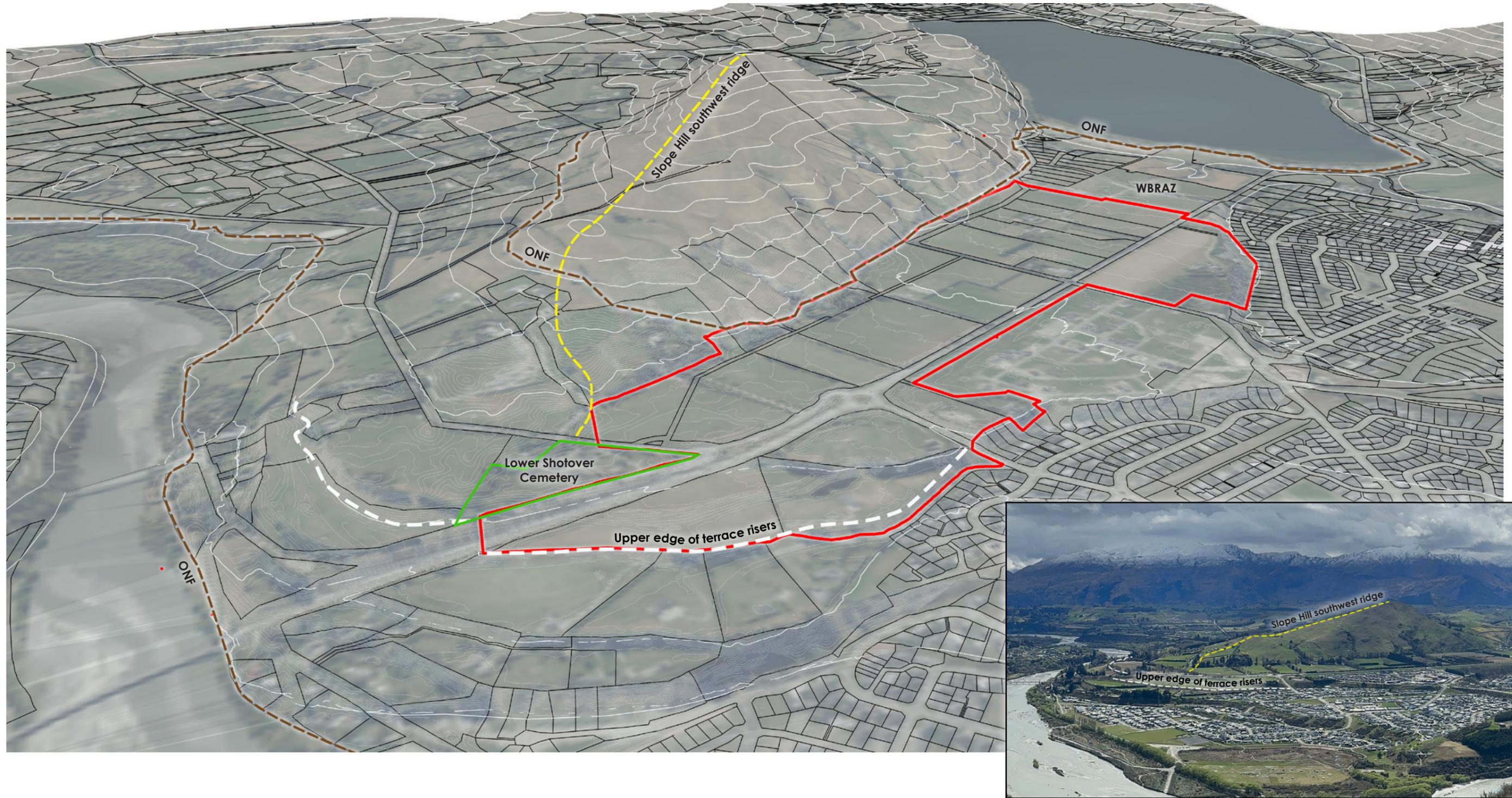
25mm photo - 29 September 2023 at 11:53 am

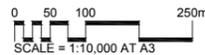
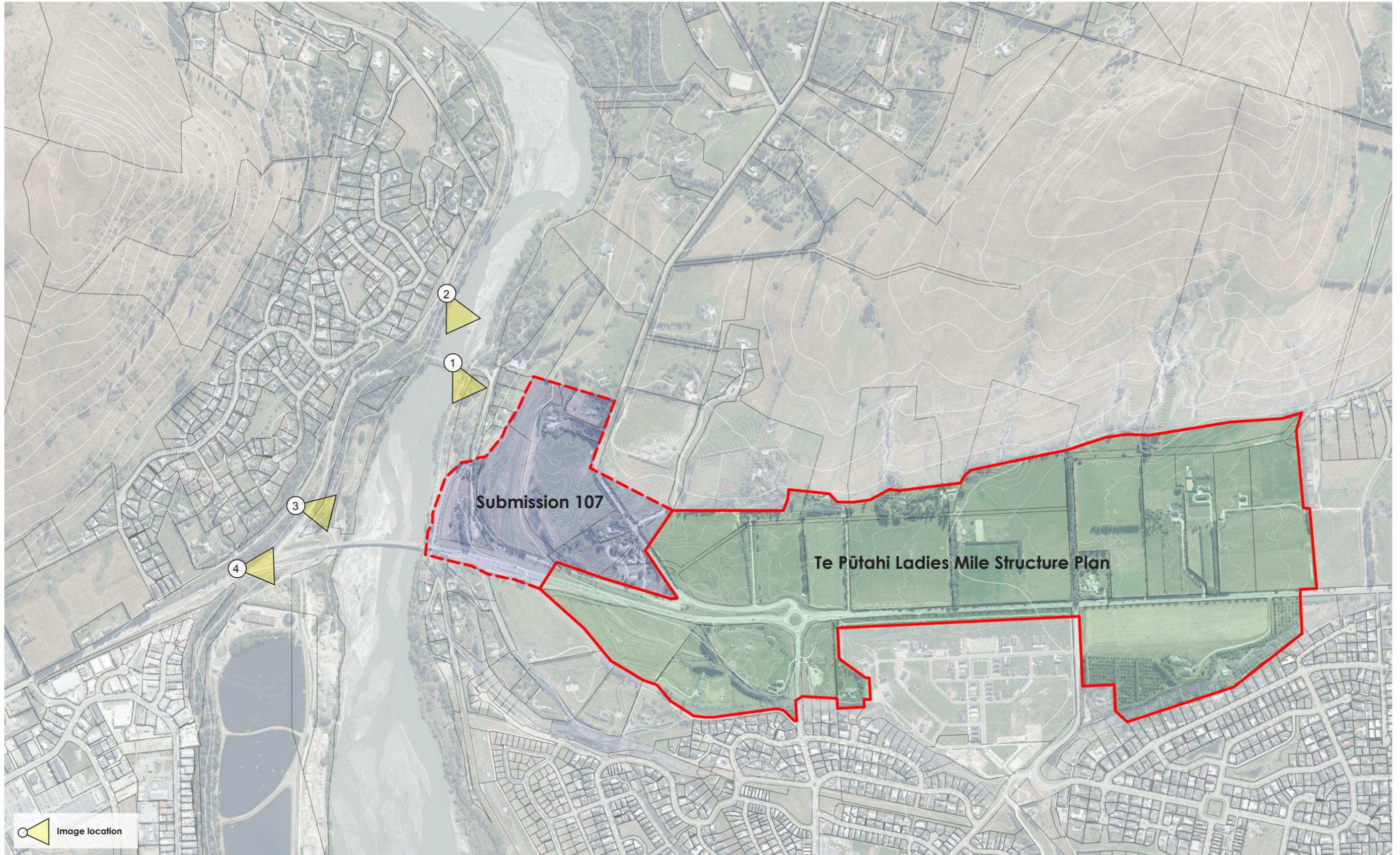


25mm photo - 29 September 2023 at 11:50 am



25mm photo - 24 March 2021 at 12:25 pm







Panoramic photo - 7 August 2023 at 12:28 pm



Visual Simulation - Submission 107



50mm photo - 7 August 2023 at 1:21 pm



Visual Simulation - Submission 107



25mm photo - 7 August 2023 at 1:23 pm



Visual Simulation - Submission 107



50mm photo - 7 August 2023 at 12:20 pm



Visual Simulation - Plan Change QLDC



Visual Simulation - Submission 107

KEY

- - - Masterplan area
- MOVEMENT NETWORKS**
- Public transport route/stops (separated lanes or priority)
- Orbital bus route / stops
- Gondola lines / base station (private)
- Ferry route / stops
- Street network
- Active travel network (walking and cycling)
- New road corridor
- Freight route
- Bridge crossing (Active travel and / or public transport)
- - - 400m (5min) walking distance
- PR Park and Ride
- CS Cultural significance
- * Potential gateway feature

LAND USE

- Higher density residential
- Medium density residential
- Lower density residential
- Mixed use (includes residential)
- Small to medium format retail
- Large format retail
- Commercial (excludes residential)
- Light industrial and utilities
- Community facilities (buildings)
- Queenstown Airport Corporation (subject to separate process)
- Active open space
- QEC Recreation Masterplan area (subject to separate process)
- Passive open space
- P Urban park (location and size subject to levels of service)
- Native revegetation
- Tussockland / wetland

