

**PROPOSED TE PUTAHI LADIES MILE PLAN VARIATION
SUMMARY OF EVIDENCE OF TONY DOUGLAS MILNE ON BEHALF OF
GLENPANEL DEVELOPMENT LIMITED**

1. As directed by paragraph 12.2 of Hearing Minute 1, I set out below a summary of the key points of my evidence. I prepared a statement of evidence in chief dated 25 October 2023, and I did not receive any questions from the Queenstown Lakes District Council or any submitters.
2. I attended the Expert Conferencing session on Slope Hill ONF (TPLM Variation) on 18th October 2023, followed by the Expert Conferencing on 30th October 2023, and signed the Landscape Architects Joint Witness Statement, dated 18th October and 2nd November 2023 respectively. While I note that this process was generally beneficial with some agreement reached, there remains a divergence of opinion on several matters.

Succinct summary of key points of my evidence

3. Regarding the capability of the Glenpanel land to absorb development, I consider that there exists an opportunity, beyond that anticipated by the TPLM Variation, but consistent with the general intention of it, for some limited development within this site. In my opinion that while the Slope Hill ONF is relatively small in scale, the shared and recognised values associated with it vary across it. The Glenpanel site within the lowermost southern slopes of Slope Hill ONF, generally displays a greater degree of modification from the seemingly undeveloped distinctive and highly legible upper slopes.
4. Visibility of future development on the toe of Slope Hill on the Glenpanel site will be limited. The new urban development, up to 24.5m in height in places (to the east of the Glenpanel site), anticipated by the TPLM Variation will screen the lowermost slopes of Slope Hill ONF. While I acknowledge that visibility of the feature is just one aspect of the landscape values associated with Slope Hill ONF, it is an important one as outlined in the Slope Hill Priority Area ONF Schedule of Landscape Values. I also note that there was no conferencing on any site specific ONF locational issues of the ONF through that process, on the basis that it was out of scope.
5. Potential adverse landscape and visual effects arising from an increase in building height within the Glenpanel Homestead, can be either avoided or mitigated through controls on building location relative to the Homestead, retention of existing trees, and additional provisions (to Policy 49.2.7) including the requirement for a Glenpanel Precinct masterplan.
6. Regarding provisions¹ to retain all existing vegetation on private land within the TPLM Variation Area, mature vegetation present, and where appropriate can continue to inform the visual character and

¹ TPLM Variation, Zone - Location Specific Rules – 27.7.28

amenity of the TPLM Variation Area. Rather than a 'blanket retention', I suggest the assessment, protection, and succession management of the existing established vegetation is, the most logical way to ensure existing key vegetation is retained in a practical way that can contribute to the future setting of the TPLM Variation area.

Latest position on the matters remaining in dispute

7. I have read the rebuttal evidence of Ms Bridget Gilbert, along with that, and responses to questions asked, of Mr Stephen Skelton, Mr Jeffery Brown and Mr Robin Miller on behalf of Queenstown Lakes District Council, relevant to the Glenpanel submission. I have also read the urban design and transport experts Joint Witness Statement² along with the experts Joint Witness Statement on Glenpanel Homestead³. From a landscape and visual outcome perspective I agree with the position reached in regard to higher buildings require greater setbacks, and the grounds of the Homestead, including existing trees, are integral to the over setting.
8. From a landscape and visual amenity perspective, the main outstanding issue concerns the UGB extension into Slope Hill ONF. In my opinion, urban development as anticipated by the Glenpanel submission would not detract from the impression of Slope Hill ONF as a highly legible roche moutonnée landform feature, which I understand, in geological terms may be identified as further up the slope than that identified in the PDP. Further to that, I consider such development can protect the identified landscape values described in the rebuttal version of the Slope Hill Priority Area ONF Schedule of Landscape Values.
9. The legibility and expressiveness of Slope Hill ONF resulting from its underlying geomorphological processes is further emphasised by current land management practices – a grazed pastoral landscape. In my opinion if such practices were to change, then any resulting change to landcover will potentially to some extent decrease its legibility and expressiveness.
10. It is my understanding that if the UGB and ONF were to overlap, then the status of the land being within the UGB would not result in uncontrolled development on the slope. The Rural Zoning would remain, and the objectives and policies applying to the ONF would still apply.

Dated: 12 December 2023

² Joint Statement of Urban Design & Transport Experts in Relation to Te Pūtahi Ladies Mile Plan Variation, 24 November 2023.

³ Joint Statement of Mr Bruce Weir and Mr Robin Miller on Glenpanel Homestead Relation to Te Pūtahi Ladies Mile Plan Variation, 5 December 2023.