

PROPOSED TE PŪTAHI LADIES MILE PLAN VARIATION

SUMMARY OF EVIDENCE OF ROBIN ALEXANDER KEITH MILLER ON BEHALF OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

1. As directed by paragraph 12.2 of Hearing Minute 1, I set out below a summary of the key points of my evidence.
 - (a) I have prepared a statement of evidence in chief dated 29 September 2023, and a statement of rebuttal evidence dated 10 November 2023.
 - (b) I have provided answers to written questions from submitters dated 5 December 2023.
 - (c) Since preparing my evidence I also attended witness conferencing with Bruce Weir in relation to the Glenpanel Homestead. We produced a joint witness statement on the Glenpanel Homestead dated 5 December 2023.

Succinct summary of key points of my evidence

2. The TPLM Variation Area has a long agricultural history, dating back to the initial European settlement of the Wakatipu Basin. The Glenpanel Homestead (or **Homestead**) is the primary built heritage feature within the TPLM Variation Area and is a remaining manifestation of this agricultural association and one of the limited remnants of the farming hamlet between the Shotover River and Lake Hayes. The size and scale of the Homestead reflect the importance and success of the farm. The Homestead is one of the few remaining timber villas of this scale and age in the District and is unusual in the District for its natural slate clad roof.
3. The TPLM Variation will significantly change the current rural/open context of the Homestead, which is representative of the historic use of the land, and the density of the surrounding development creates the potential for the Homestead to be subsumed; the effects of these changes need to be mitigated to protect the heritage values of the Homestead.
4. Heritage matters are addressed in the TPLM Variation. I support the mitigation measures employed in the updated provisions of the TPLM Variation, including:
 - (a) The establishment of the Glenpanel Precinct and enabling the adaptive reuse of the Homestead has the potential to result in a positive outcome for the Listed Heritage Feature.

- (b) The retention of trees in the Glenpanel Precinct retains some sense of place in the immediate vicinity of the Homestead.
 - (c) The introduction of a building setback/buffer (now referred to in the structure plan as the Building Restriction Area) around the Homestead to protect the immediate setting of the Homestead from adverse development.
 - (d) References have now been added to effects on heritage values as an assessment matter, including where standards are breached. This should assist in considering impacts on the Homestead where relevant, for example, at the interface of the Glenpanel Precinct and adjacent residential areas.
5. My outstanding concern is that there is limited impetus to create a precinctal and unified development within the Glenpanel Precinct that references the Homestead. The height, proximity, and design of new development in the Glenpanel Precinct are factors that contribute to potential effects on the heritage values of the Homestead. Ideally, the built form and materials of new development within the Glenpanel Precinct should be controlled. In particular, I still have concerns with:
- (a) A blanket 17m height limit in the eastern part of Glenpanel Precinct (increased from an 8m height limit in the notified provisions) and 8m elsewhere; and
 - (b) The Building Restriction Area around the Homestead shown on the latest version of the TPLM Structure Plan appears to be out of alignment with the Glenpanel Precinct boundary. However, I acknowledge it is stated as being indicative and I can confirm that I am, overall, supportive of its inclusion.
6. Since returning from annual leave this week, I have engaged in conferencing with Bruce Weir on the Glenpanel Homestead. Noting that we have different backgrounds and expertise, we have reached high level agreement on several matters in relation to the adaptive reuse and potential enabling development approach to development within the Glenpanel Precinct.

Anna Hutchinson Family Trust Extension of the TPLM Variation Structure Plan

7. The proposed extension and the density of development proposed could have adverse effects on adjacent heritage features, including the Ferry Hotel and Old Shotover Bridge. I consider that a heritage assessment would be essential to inform any potential effects.

Dated: 5th December 2023