

BEFORE THE QUEENSTOWN-LAKES DISTRICT COUCL

IN THE MATTER of a hearing on submissions to the Proposed
Queenstown Lakes District Plan pursuant to clause 8B
of the First Schedule to the Resource Management
Act 1991

ON BEHALF OF **S WILLIAMSON (2822)**
Submitter

EVIDENCE OF STEPHEN QUIN
(LANDSCAPE ARCHITECT)

24th OCTOBER 2018

1. INTRODUCTION

- 1.1 My name is Stephen Quin. I reside in Queenstown. I hold the qualification of Bachelor of Landscape Architecture from Unitec. I am a member of the Southern Branch of the New Zealand Institute of Landscape Architects. Between November 2015 and March 2018 I was employed as the Parks Planning Manager by the Queenstown Lakes District Council (QLDC). Previous to that I was employed as a Landscape Architect and Senior Landscape Architect for Auckland City Council and Auckland Council respectively. I worked on the Auckland City Council's Future Planning Framework for two years, a strategic growth plan for the Auckland Isthmus. I have worked on and developed a number of open space plans and projects including the Auckland Domain Masterplan and the Lake Wanaka Lakefront Development Plan.
- 1.2 I am currently employed as a Landscape Planner for Vivian+Espie, a Queenstown-based resource management and landscape planning consultancy. I was also employed by Vivian+Espie for over a year between 2006 and 2007.
- 1.3 The majority of my current work involves advising clients regarding the protection of landscapes and amenity that the Resource Management Act 1991 provides and regarding the landscape provisions of various district and regional plans. I also produce assessment reports and evidence in relation to proposed development. The primary objective of these assessments and evidence is to ascertain the effects of proposed development in relation to landscape character and visual amenity.
- 1.4 I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note of November 2014 and agree to comply with it. This evidence is within my area of expertise, except where I state that I am relying on information I have been given by another person. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.
- 1.5 In preparing this evidence I have reviewed the Wakatipu Basin Landscape Study, the Millbrook (MCC) submission (2295), the Council's evidence prepared for hearing stream 14 and the Right of Reply by Bridget Gilbert dated 10th August 2018.

2. SCOPE OF EVIDENCE

- 2.1 The purpose of this evidence is to assist the Hearings Panel on matters within my expertise of landscape architecture and landscape planning in relation to Submission 2822 on the Proposed District Plan (PDP). In relation to this submission, I have been asked by Ms Williamson to prepare evidence regarding the position of the line between the Wakatipu Basin Lifestyle Precinct (WBLP) and the Wakatipu Basin Amenity Zone (WBAZ), as it relates to her property.

3. EXECUTIVE SUMMARY

- 3.1 I consider that the WBLP boundary should be drawn as per the red line on the appendices to this evidence.

4. PLANNING CONTEXT

- 4.1 I have read the supplementary evidence of Carey Vivian dated 24 October 2018 in respect of the background, the MCC submission, Skipp Williamson's submissions and the Council's supplementary evidence. I do not repeat that information here but refer to it as being my understanding of the planning context.

5. DISCUSSION

- 5.1 I have walked over the part of Ms Williamson's property that is subject to the MCC submission and have undertaken a visual analysis towards Bendemeer, and towards and from Speargrass Flat Road and Arrowtown-Lake Hayes Road. Photographs of the relevant and visible parts of the property from vantage points on these public roads are included as Appendix 3 to this evidence. The viewpoint locations are shown in the map included as Appendix 2 to this evidence, which also shows my recommended WBLP line.
- 5.2 I consider that the natural character of the steep land immediately below the ridgeline would be better protected by being within the WBAZ rather than the WBLP as was notified. However, I

also consider that there is additional land that is above the water race (or the 440 masl as per the MCC submission) that has the capacity to absorb the type of development anticipated by the WBLP. The majority of this land is included within Ms Gilbert's proposed WBLP line (the purple line on the plan included my Appendix 1 and shown in panoramas included as my Appendix 4). This line includes undulating land above the water race. My line (shown as the red line in same appendices) includes a greater degree of this topography before the steeply rising slopes ascend. This includes areas containing gullies that are sunken between elevated spurs. I consider that my line better corresponds to the topography that is evident within the property.

- 5.3** Whilst I have not viewed Skipp Williamson's property from Bendemeer, as noted above I have looked towards Bendemeer from the parts of the property where the WBLP line was notified, and where it is recommended to be by Ms Gilbert and myself. I have also looked at the photograph from Bendemeer included as Appendix 2 in Ms Gilbert's Right of Reply dated 10 August 2018. I consider there could be visibility of development anticipated by the WBLP as recommended by both Ms Gilbert's and my lines from a distance of approximately 3.5 kilometres or more. I consider that the adverse landscape and visual effects that could be anticipated by the WBLP as recommended by myself to be low and the difference between this line and Ms Gilbert's line would be of a very slight degree.
- 5.4** I have particularly considered the landscape and visual effects on Speargrass Flat Road and Arrowtown-Lake Hayes Road as these are the public vantage points that could be most affected by development on the upper slopes as could be anticipated by the WBLP as notified. This is due to the proximity of the roads combined with their visibility towards these slopes. It is noted that the stretch of Arrowtown-Lake Hayes Road (and adjacent entrance to Lakes Hayes Reserve – North) that has visibility towards the slopes is a popular photography location with spectacular views over the lake towards Coronet Peak, particularly with the sun setting behind. The upper hillocks of the Wharehuanui Hills are in the mid-ground of these views.
- 5.5** My visual analysis on the site and from Speargrass Flat Road and Arrowtown-Lake Hayes Road has determined that the steeper and more elevated land is more visually sensitive to the effects of development, whereas the land contained below my line has capacity to absorb the type of development anticipated by the WBLP. My line excludes a spur located to the immediate east of the unformed legal road that heads in a north direction from the unformed part of Mooney Road that is within the property. The panoramic images included in Appendix 4 to this evidence are taken from this spur towards the north and east, and show the locations of

the WBLP as per the Millbrook submission, the Council's evidence and the line I support. As is evident from these images, my line provides a clear delineation between the shallower and less steep land associated with the Mooney Road basin and the steeper and more elevated landform. The land that is included in my WBLP is that associated with gullies whereas the spurs and hillocks that are visible from a wider catchment, including public roads, are excluded.

5.6 The viewpoints taken from Speargrass Flats Road and Arrowtown-Lake Hayes Road included in my evidence as Appendix 3 show that the land included within my WBLP is not visible from these vantage points. Given the reduced visibility from surrounding public roads it is my opinion that these areas are less visually sensitive than the more elevated landforms below the ridgeline that are excluded from my recommended WBLP.

5.7 I make the following particular observations with respect to my recommended WBLP line where it contrasts with Ms Gilbert's recommended line (as identified in Appendices 1 and 4):

- To the left of my Appendix 1 plan (immediately west of the unformed legal road that runs north from the unformed section of Mooney Road through Ms Williamson's property) I have included a small amphitheatre created by the spur to the east and the small hillock forms to the west. This line approaches the ridgeline (and extends above the notified WBLP line) but is not so close to the ridge that it will be visible from Malaghans Road. It is also not visible from Speargrass Flat Road. I consider this area has the capacity to absorb development anticipated by the WBLP.
- To the immediate east of the spur (that is immediately east of the unformed legal road that runs north) is another sunken area between this spur and another smaller spur further to the east. Ms Gilbert's line runs through this depression including through several small incised gullies. My line follows around the back of these small gullies at a contour line where the gentler sloping topography starts to ascend more steeply before joining Ms Gilbert's line at the toe of the small spur to the east. This area is not visible from Speargrass Flat Road or Arrowtown-Lake Hayes Road, and is screened by the spur from the formed Mooney Road.
- Immediately east of this small spur is a steeply gouged gully where Ms Williamson has recently undertaken native revegetation. Ms Gilbert's line ascends to take in some of this

gully and my line is a little further north (immediately south of the planted area), as it offers more gently sloping land that is visually contained by topography.

- To the east of this gully Ms Gilbert's and my recommended lines deviate slightly; my line follows closely the topography where the more gradually sloping land starts to rise more steeply, whereas there does not appear to be any obvious delineation in the line Ms Gilbert has chosen. As with all of the areas I recommend to be within the WBLP they are visually contained so as not to be visible from nearby public roads or from Millbrook development.

6. CONCLUSIONS

6.1 In a broad sense, the landscape line that separates the WBLP from the WBAZ is a line that should separate the visually contained Mooney Road basin that can absorb development anticipated by the WBLP from the visually sensitive hillocks and spurs that should be protected.

6.2 There are four areas of difference between Ms Gilbert's line and my line as noted above and shown on the appendices to this evidence; my line includes additional gently sloping topography that is visually contained by the topography. I have undertaken visual analysis from these areas within the property and from surrounding roads and consider that in addition to the WBLP recommended by Ms Gilbert that these areas also have the capacity to be WBLP.

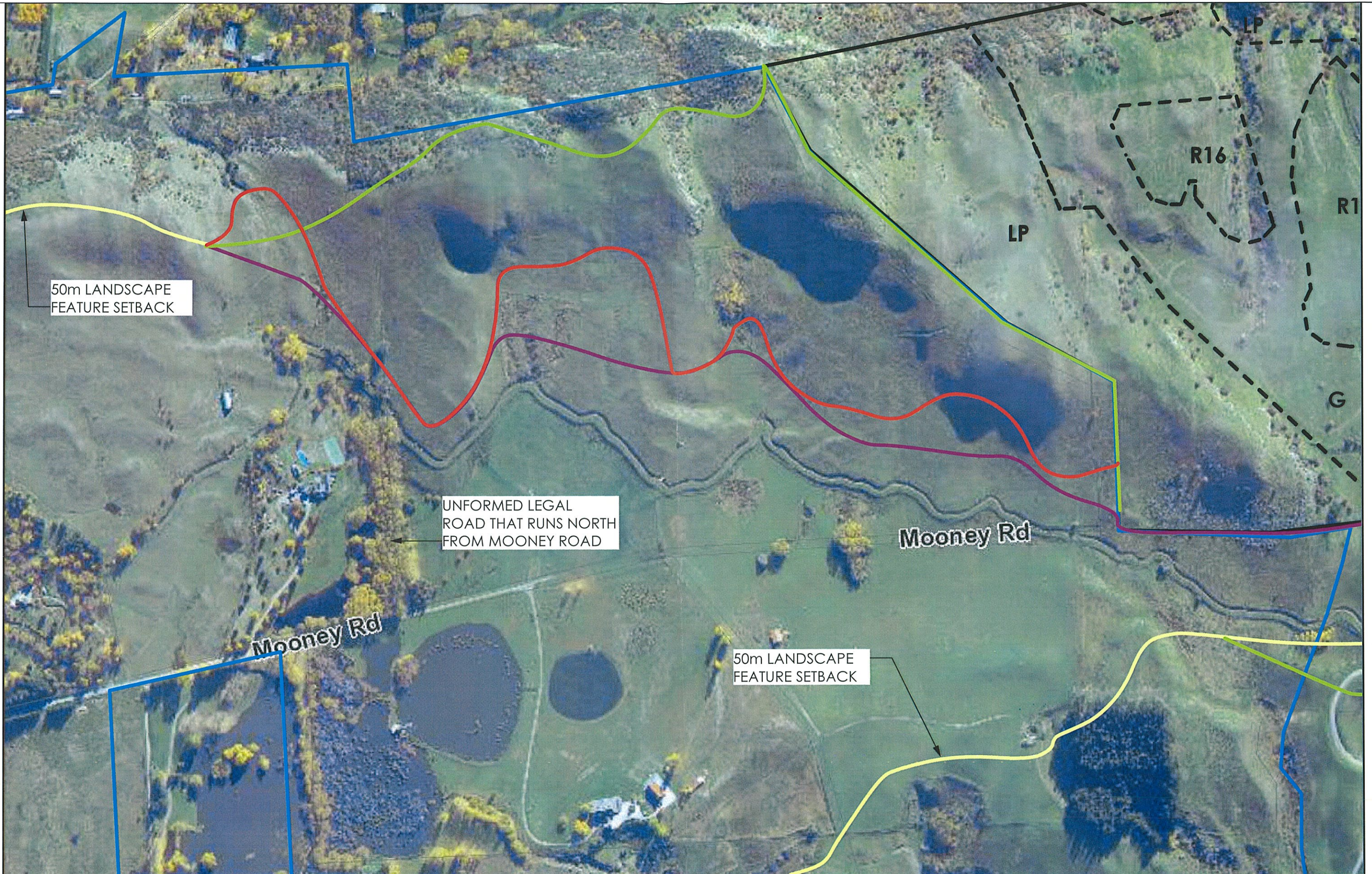
ATTACHED APPENDICES

- 1 PLAN SHOWING MY RECOMMENDED WBLP
- 2 VIEWPOINT LOCATION MAP
- 3 PHOTOGRAPHS
- 4 PANORAMAS SHOWING PROPOSED WBLP LINES

Stephen Quin

vivian+espie

24th October 2018



APPENDIX 1: PROPOSED WBLP BOUNDARY

Key



My recommended WRI P boundary



Lifestyle Precinct as notified



Ms Gilbert's WRI P boundary



Millbrook Property Boundary

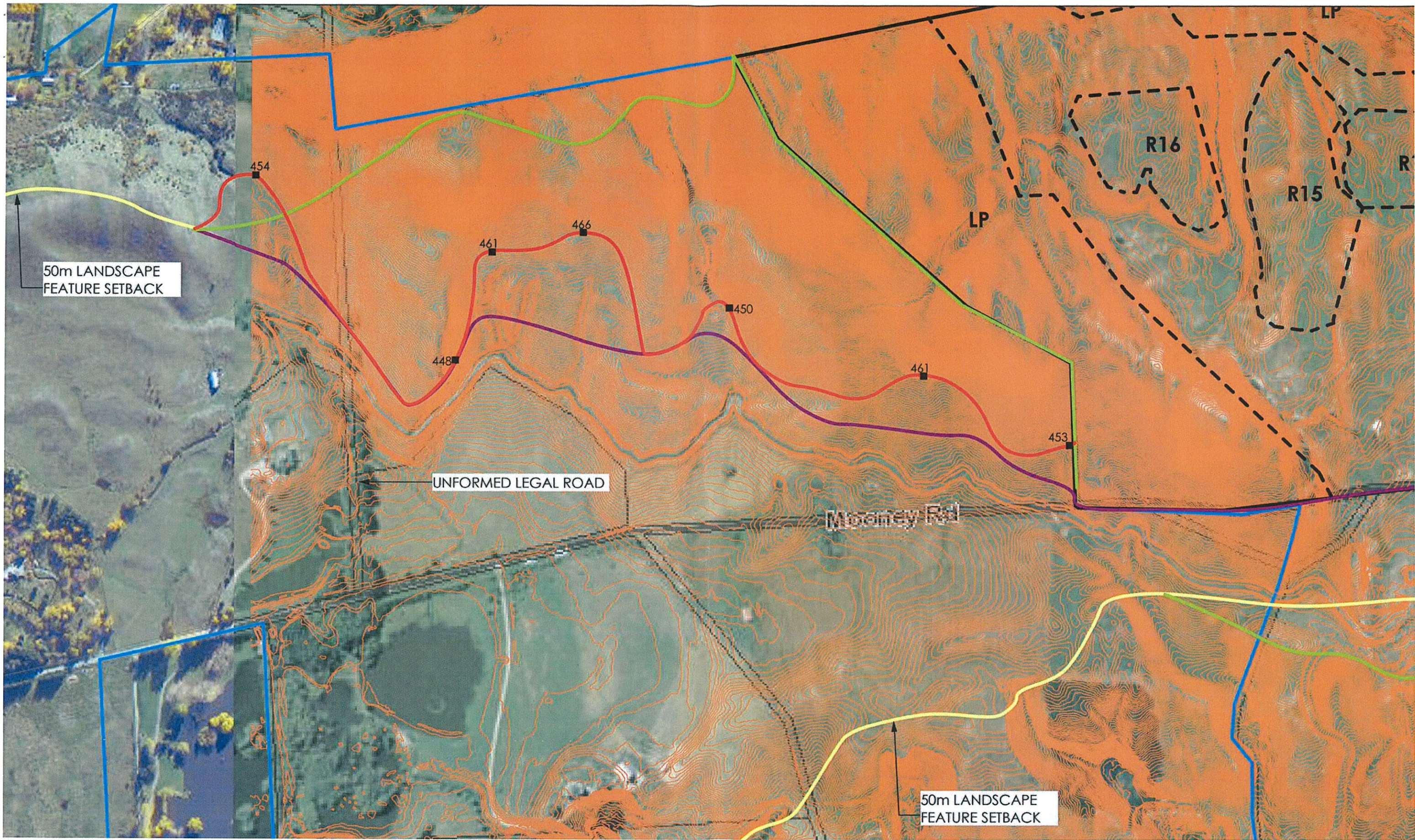
- Millbrook Activity Areas
- R - Residential
 - V - Village
 - F - Recreational Facilities
 - S - Resort Services
 - G - Golf Course Open Space
 - H - Helipad
 - LP - Landscape Protection
 - LPM - Landscape Protection (Malaghans) - Activity Area Boundary

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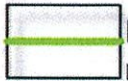
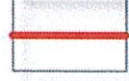
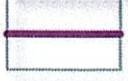

SKIPP WILLIAMSON : RECOMMENDED WBLP
Mooney Road, Dalefield


Drawn: SQ Scale: NTS Date: 24.10.18 Ref: 1342/003



APPENDIX 1: PROPOSED WBLP BOUNDARY - with contours

Key

- | | | |
|---|--|--------------------------------|
|  |  | Lifestyle Precinct as notified |
|  |  | Ms Gilbert's WBLP boundary |
|  | | My recommended WBLP boundary |

- | | |
|---|-----------------------------|
|  | Millbrook Property Boundary |
|---|-----------------------------|

- Millbrook Activity Areas
- R - Residential
 - V - Village
 - F - Recreational Facilities
 - S - Resort Services
 - G - Golf Course Open Space
 - H - Helipad
 - LP - Landscape Protection
 - LPM - Landscape Protection (Malaghans) - Activity Area Boundary

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 SKIPP WILLIAMSON : RECOMMENDED WBLP
 Mooney Road, Dalefield
 Drawn: SQ Scale: NTS Date: 24.10.18 Ref: 1342/003



Google Earth

Image © 2018 DigitalGlobe

APPENDIX 2: VIEWPOINT LOCATION MAP SHOWING PROPERTY BOUNDARY (BLUE LINE) AND MY RECOMMENDED WBLP LINE (IN RED).

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SKIPP WILLIAMSON PROPOSED WBLP
Mooney Road, Dalefield
APPENDIX 2: VIEWPOINT LOCATION MAP
REF: 1342 DATE: 24-10-2018



APPENDIX 3: VIEWPOINT LOCATION 1 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph. All photographs have been captured using a digital camera with a 50mm focal length.



APPENDIX 3: VIEWPOINT LOCATION 2 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



APPENDIX 3: VIEWPOINT LOCATION 3 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



APPENDIX 3: VIEWPOINT LOCATION 4 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



APPENDIX 3: VIEWPOINT LOCATION 5 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended line is not visible in this photograph.



APPENDIX 3: VIEWPOINT LOCATION 6 - Located on Speargrass Flat Road looking north towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



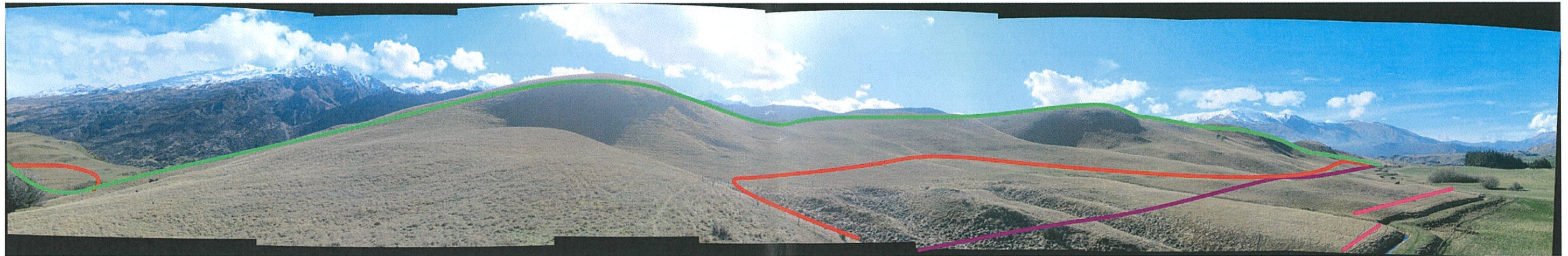
APPENDIX 3: VIEWPOINT LOCATION 7 - Located on Arrowtown - Lake Hayes Road looking north west towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



APPENDIX 3: VIEWPOINT LOCATION 8 - Located at the entrance to Laker Hayes Reserve looking north west towards the Wharehuanui Hills. My recommended WBLP line is not visible in this photograph.



APPENDIX 4: PANORAMA A - Located immediately east of the unformed legal road that runs north from the unformed section of Mooney Road that runs through the Skipp Williamson property. The view looks north to east and shows the approximate locations of the WBLP line as notified (green) and the WBLP lines proposed by myself (red), Ms Gilbert (purple) and Millbrook (pink). The panoramic image uses four photographs that have been captured using a digital camera with 50mm focal length stitched together using Microsoft Image Composite Editor software.



APPENDIX 4: PANORAMA B - Located immediately east of the unformed legal road that runs north from the unformed section of Mooney Road that runs through the Skipp Williamson property. The view looks north west to north east and shows the approximate locations of the WBLP line as notified (green) and the WBLP lines proposed by myself (red), Ms Gilbert (purple) and Millbrook (pink). The panoramic image uses seven photographs that have been captured using a digital camera with 50mm focal length stitched together using Microsoft Image Composite Editor software.