

Summary Statement

Bridget Gilbert for Queenstown Lakes District Council

- 1.1 I prepared a statement of landscape evidence on behalf of the Council and attended the landscape expert conferencing and am a signatory to the Landscape Joint Witness Statement (**JWS**).
- 1.2 My evidence generally supported the Requestor's proposal subject to refinements, and my review of updated Visual Simulations and information to enable an understanding of the potential landscape effects of the new access on Hogans Gully Road. The refinements I recommended were as follows:
- (a) Modifications to the ground-level, roof height and/or screening of the proposed new HSs in the Speargrass Flat valley catchment to achieve a more appropriate landscape outcome.
 - (b) Updating the Structural Planting Areas (**SPA**) strategy to include the three open, elevated, flatter parts of the southern portion of THRZ to achieve a coordinated and cohesive landscape strategy.
 - (c) Including a Landscape Amenity Management Areas (**LAMA**) strategy along the eastern edge of the site, in the vicinity of deleted A7 Activity Area, to screen views from the proposed walking/bike trail into the property at 214 McDonnell Road.
- 1.3 As confirmed in the JWS, I consider that these matters were generally resolved by the various changes incorporated into the requestor's evidence which included:
- (a) Reducing the building heights on HSs 10, 12, 15 and 16;
 - (b) Amending the position of HS 15; and
 - (c) Amendments to the SPA and protected vegetation layout.

- 1.4 In my opinion, the mapping with labelled contours provided for the expert conferencing (and included as Figure 1 in the JWS), demonstrates that the new access off Hogans Gully Road will not generate adverse landscape related effects.
- 1.5 Two minor residual issues were identified in the JWS:
- (a) The need for THRL to provide the full Structure Plan on an aerial photograph base with contours (as shown in the notified structure plan package).
 - (b) The need for THRL to provide a version of the visual simulations with no planting (as shown in the notified structure plan package). These simulations are in addition to the versions of the visual simulations with rendered planting that are attached to Ms Pflüger's evidence.
- 1.6 This information has been provided by THRL in advance of the hearing. I confirm that it adequately addresses the points raised and does not alter my conclusions that the plan change is generally supportable from a landscape effects perspective.
- 1.7 In the JWS, I reserved the opportunity to update my comments once I have viewed the poles in situ on the morning of Tuesday 14 April 2026.
- 1.8 I confirm that having visited the site with poles in place, I remain of the opinion set out in my evidence that:
- (a) the landscape-related effects of the development enabled by THRZ PPC change will be minor; and
 - (b) the development outcome will maintain the landscape character and amenity values of THRZ and the surrounding environment, making it appropriate from a landscape perspective.

Bridget Gilbert
14 April 2026

