

**Before the Panel of Hearing Commissioners
For the Queenstown Lakes Proposed District Plan**

In the Matter of the Resource Management Act 1991

And

In the Matter of the Queenstown Lakes Proposed District Plan
(Stage 2 – Hearing Stream 14)

**Statement of Evidence of Anna Marie
Chin for Trojan Helmet Limited
(Submitter 2387 and Further Submitter
1157)**

Dated: 19 June 2018

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INTRODUCTION

Qualifications and Experience

1. My name is Anna Marie Chin.
2. I am a registered architect in New Zealand with 25 years' experience and am a director of the architectural practice Anna-Marie Chin Architects Ltd based in Arrowtown.
3. I have a long association with the area as my family has had a holiday home in the area since 1974.
4. I have previously been a panel member for the Queenstown Lakes District Council Urban Design Panel during the period 2006-2009. The Urban Design Panel was set up to review large scale buildings and comprised of persons appropriate to be able to consider urban design issues in relation to the buildings themselves and in relation to their site, their neighbourhood context and the wider surroundings. I am currently on the Jack's Point Design Review Panel. I have been involved in various large scale developments including a site specific scheme for McArthur Ridge in Alexandra and the design guidelines for Gibbston Valley Station.

CODE OF CONDUCT

5. Although this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note dated 1 December 2014. I agree to comply with this Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

6. I have been engaged by Trojan Helmet Limited (**THL**) to prepare design guidelines for new buildings within the proposed Hills Resort Zone (**HRZ**).
7. I understand the HRZ relates to THL's approximately 162 ha block of land bounded by and located between Lakes Hayes Arrowtown Road, McDonnell Road and Hogans Gully Road.

8. I understand that the HRZ will, in summary, provide for the establishment of up to 150 residential units within identified development nodes (described in the HRZ as 'Activity Areas') located around the golf course, subject to controls on built form outcomes and extensive landscaping requirements. In addition, the HRZ will provide for the ongoing operation and development of the existing golf courses and sculpture park, and for a limited range of commercial activity around the existing Clubhouse. I understand that all development must be undertaken in accordance with the proposed Structure Plan.
9. My evidence will describe the preparation of the building design guidelines and the outcomes they are intended to achieve.

DOCUMENTS REVIEWED

10. In preparing this evidence I have reviewed the following documents and reports:
 - a) THL's Stage 2 submission, including the relevant experts reports, in particular: The Hills Resort Zone Master Planning Report dated 21 February 2018; the Assessment of Landscape and Visual Effects dated February 2018; and Ms Pflüger's evidence (in draft) dated 9 June 2018;
 - b) The Second Supplementary Statement of Evidence of Bridget Mary Gilbert dated 6 June 2018;
 - c) The Second Supplementary Statement of Evidence of Marcus Hayden Langman dated 6 June 2018;
 - d) The proposed HRZ provisions and Structure Plan.
 - e) The Millbrook Design Guidelines;
 - f) The Jacks Point Residential and Comprehensive (Multi-Dwelling) Design Guidelines 2013;
 - g) The Jacks Point – The Preserve Design Guidelines September 2008; and

- h) The Queenstown Lakes District Council's - The A Guide to Suitable Building Colours and Materials in Rural Zones.

BUILDING DESIGN GUIDELINES

11. I have been involved with the design of the Lodge at the Hills and the house for Emma Hill and therefore have a sense or understanding of the 'The Hills' property's overarching philosophy. Due to this I was asked to review and develop the building design guidelines to ensure that future development within the HRZ retained this philosophy.
12. The Structure Plan for the HRZ proposes Activity Areas that have been located due their ability to integrate built form within the land. The Activity Areas have their own specific characteristics, either from when viewed from within the property or from the surrounding areas.
13. The existing buildings on The Hills property exhibit a sense of connection with the land. Each building has a unique built form that has been shaped in response to its immediate environment and the distinct characteristics of part of the property where it is located. The common thread for the buildings is their clarity and simplicity of materiality and built form.
14. When reviewing the guideline documents for other developments such as Millbrook and Jacks Point, and their resulting built form, the result is not contiguous with the philosophy of 'The Hills'. The Millbrook and Jacks Point Design guidelines are primarily rules based documents with the intention of achieving a defined built form aesthetic consistent across the property.
15. It has never been the intention for the Hills Resort Zone to be similar to Millbrook or a singular building response. The property is a celebration of design: an interwoven fabric of landform, sculptures and building. In this sense "The Hills" is unique in the Basin.
16. The philosophy of 'The Hills' and the HRZ is one that celebrates variation but requires that the overall outcome is an integration of buildings that are a response to the various landform characteristics which are distinct to the particular part of the property in which each development area is located. This cannot be achieved with a singular rules based document.

17. To ensure this philosophy is achieved, I have written the building design guidelines to provide a framework under which building designs can be developed, unencumbered by prescriptive rules. This enables a sensitive site specific approach to be adopted, rather than a generic design ethos applied to all areas.
18. The building design guidelines have been developed so that they require designers to consider the experiential quality of the particular site and the property from within the golf course and from the wider landscape.
19. The building design guidelines encourage bespoke responses to landform and require buildings to be embedded in the landscape; to diminish the perception of domestication and suburbia and enhance the integrity of the property.
20. This will mean that when viewed from the surrounding areas 'The Hills' will not be a visual continuation of Millbrook, which was raised as a concern in Bridget Gilbert's evidence. The built form will instead be more contiguous with the land and visually disparate in its outcome. The experience from within 'The Hills' will be one more of delight and surprise, with a unique sense of place.
21. 'The Hills' building design guidelines that I have prepared for the HRZ are **attached** to this evidence.

CONCLUSION

22. The overall intention of the 'The Hills' building design guidelines is to develop an interesting interwoven fabric of design of buildings and land that enhances the sculptural character of the existing golf course. A place that is unique.

A M Chin

June 2018

ANNEXURE

The Hills Resort Zone: Design Control Guidelines

Introduction

This document is work in progress and will be continually refined over time as a masterplan or site designs are developed. It provides the design intent and sets out the overarching philosophy under which all built form and landscape will be developed (excluding sculptures).

The vision for The Hills is unique, it is a place of experiences. Over a brow a sculpture, embedded in the hill a clubhouse, a lodge sited proudly on the land, houses as sculptures in their own right. No one area is the same.

The guidelines are intended to foster enhancement of these experiences and allow site specific design responses through descriptive objectives and rules. It will provide a framework under which designs can be developed unencumbered by prescriptive rules. This allows a sensitive site specific approach rather than a generic design ethos applied to all areas.

It is a requirement that designers consider the experiential quality of the site from within the golf course and from the wider landscape.

The guidelines encourage bespoke responses to landform requiring buildings to be embedded in the landscape; to diminish the perception of domestication and suburbia and enhance the integrity of the property.

In the Queenstown Lakes District Plan there are rules to ensure built form will not dominate the landscape as viewed from outside of the property, whilst the Guidelines describe a palette and design framework that will uphold the overall integrity of the property.

1.1 Philosophy / vision

The Hills property is special and unique environment defined by the aesthetic qualities of the golf course and views provided by the wider mountainous landscape setting. The property is a celebration of design; an interwoven fabric of landform, sculptures and building. It has been the creation of various pockets of surprise and delight, places of varying experiences.

The vision for all future buildings is to continue these experiential qualities.

The Hills golf course is located within rolling glacial topography, rolling brown top grassland and areas of schist outcrops. It has been sensitively developed as a response to the existing landscape allowing the distinct unique characteristics of the property to give the golf course it's special character. Additionally, when experiencing it from within the property it enhances and accentuates views out to the wider landscape beyond.

The recent existing buildings on the property exhibit a sense of connection with the land. Each building has a unique built form that has been shaped in response to its immediate environment and distinct characteristics of each site. The common thread is their clarity and simplicity of materiality and built form.

It is this philosophy - of any modification to the land to be carried out in a way that allows the landscape and surrounds to be integrated and enhanced. To create places of experiences. To make one feel the landscape both immediate and surrounding. To create this unique sense of identity that is the Hills.

The overall intention is to develop an interesting interwoven fabric of design, buildings and landscape.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to ensure that the ongoing quality of built form and landscape is consistent with and builds on the existing characteristics of the property and the Hills golf course philosophy. The guidelines seek to provide a framework for design outcomes that can be expressed individually in response to their distinct landform characteristics and environment they are located within.

1.3 Review process

All new building work designs are to be reviewed and approved by the Hills Design Management Board (HDMB), or as such set up by the HDMB, prior to lodgement with QLDC or consenting authority for relevant statutory consents. Each project will be assessed against the guidelines.

Buildings are to be designed by an NZIA Registered Architect.

Landscaping is to be designed by a NZILA affiliated member or as such approved by the HDMB.

1.4 Structure Plan

The Activity Areas as shown on the Hills Structure Plan have been arranged in discrete locations amongst the landscape topography each with a varying connection to the surrounding golf course and open space. Each Area has unique characteristics that are to form the basis for design decisions. The Activity Areas have been located in pockets where there is ability to screen them from viewpoints outside the property through planting and landform and integrate the buildings into the landscape as seen from the golf course.

Where buildings may be potentially visible from outside the property, LAMA (Landscape Amenity Management Areas) are provided and located on the Structure Plan to build on existing topography and planting. The design of the LAMA areas will integrate with the landscape design for the individual dwelling sites so these areas appear contiguous in the wider resort setting.

2.0 Design Guidelines

2.1 Objectives

Activity Areas as shown on the Structure Plan are to be developed to respond to the distinct landform characteristics and placement relative to the golf course. Each area while, demonstrating a unique identity of built form and landscape, shall have a common thread and unique sense of place within and with the property.

There is to be a single design clarity and integration of built form with landscape within each Activity Area.

2.2 Site design

All built form and landscaping is to be designed to blur the delineation between the dwelling site boundary and the golf course. There is to be an integrated response whereby all landscaping, earthworks and retaining walls are blended and merged with existing typography and planting.

Earthworks and modifications of the landform shall be integrated and merged with the surrounding typography to appear as one.

Buildings are to be embedded in the land where appropriate and particularly in areas of high visibility when viewed from outside the property.

No fences are to be used to define a dwelling site.

Views of built form or land modification from the golf course should be that all landscape and built form are read as a part of or a continuation of the golf course.

Where enclosures are required for services or wind protection these should be designed to be integrated either with building or with the landscape. These shall be of materials either consistent with the building or appropriate to the landform they are located within.

Where buildings are directly located adjacent the golf course all domestication is to be screened.

Access and driveways to Activity Areas and Homesites are to be integrated and softened into the landform where possible, and of a minimum width required to allow practical access with blended soft edges.

All houses are to have garages. Specific locations will be provided for boats so that they shall be screened by planting or building from both the golf course and surrounding areas.

All exterior lighting is to be directed downward so that no direct light sources are visible (eg. wash lighting)

All sculptures are to be approved by the HDMB and shall enhance not detract from the those existing on the golf course.

2.2 Architecture

2.2.1 Built form

Built form shall be cognisant of the underlying characteristics and typography of the land. Buildings shall have a relationship with neighbouring properties so as to ensure personal privacy between each building.

It is encouraged that each Activity Area or group of buildings shall have its own identity with an integrated approach between built form and landscape.

There shall be a clarity of a building idea / concept relating to each individual cluster or node of development/Activity Area.

Built form shall enhance the experiential qualities of the golf course.

Buildings shall be spatially arranged and designed appropriate to a rural setting rather than a suburban or urban context.

2.2.2 Building height

Refer QLDC District Plan Hills Resort Zone Rules for building heights

2.2.3 Materials

2.2.3.1 Objectives

To create a high quality built environment that is responsive to the heritage of the area and the existing buildings within the Hills property.

2.2.3.2 Intent

It is encouraged that a few cladding and roofing materials are used in each area to provide a strength and clarity to the design outcome.

Roofing materials are encouraged to match wall cladding – to read as a single volume of material through the form of the building.

Refer QLDC District Plan Hills Resort Zone Rules for building material and colours

Or any other materials that meet the objectives at the discretion of the HDMB.

2.2.4 Landscaping

All planting shall build on the framework of existing planting and LAMA areas and be a continuation of the landscape area they are within.

The LAMA areas are located outside of Activity Areas and are intended to minimise visual impact from view points from outside the property. The Adjacent Activity areas are to be designed so the built form and landscape planting merge to achieve an integrated landscape and architectural outcome.

Planting should flow through from adjacent areas so as with fences no plantings are to be used to define a site boundary.

Planting is to be simple drifts made up of a number of single species that texturally complement each other when read as a whole. It is encouraged that planting avoids a mixed species approach.

Planting is to include a minimum of 75% native shrub planting (excluding tree planting whereby exotic deciduous trees are encouraged).

Trees shall be placed to allow for and protect view shafts and the provision of sunlight from neighbouring lots.