

Bridget Gilbert for QLDC – Hearing Stream 14 - Landscape

The Rural Amenity Zone and Precinct mapping and provisions derive from the Wakatipu Basin Study. That study identifies the entire Basin as an Amenity (or s7(c)) Landscape, effectively surrounded by ONLs. A series of landscape character units are nested within the Amenity Landscape, each with a varying capability to absorb additional development. The Precinct corresponds to parts of the Basin where carefully designed development can be successfully absorbed (subject to the landscape driven provisions).

There are six key themes in relation to landscape issues raised in the submissions I have addressed in my evidence.

1. 'Upzoning' requests: Lake Hayes Slopes

In general, I oppose these requests as a consequence of: the visibility of the area from key scenic routes; the sloping topography (suggesting adverse landscape effects); the role the area plays in views to Morven Hill ONL and Lakes Hayes ONF; and the absence of a legible defensible edge (in relation to the slopes east of Arrowtown Lake Hayes Road).

2. 'Upzoning' requests: Slope Hill Foothills

In general, I oppose these requests as a consequence of: the importance of the area in providing a buffer between the intensive rural residential areas in the Hawthorn Triangle and at the northern end of Lake Hayes; the importance of part of the area in views to Slope Hill ONF; and the absence of legible and defensible edge for (potential) Precinct zoned land on the east side of Lower Shotover Road.

3. Bespoke Urban Precinct requests: Tucker Beach (TB Precinct) and Ayrburn Farm (AZSP/WPZ extension)

In general, I oppose these requests as a consequence of their significant adverse visual, landscape character and urban design effects. In the case of Tucker Beach, the significant adverse visual effects occur within the context of views to the Shotover River ONL and Queenstown Hill ONL, and the proposal will result in a very poorly connected 'island' of urban development. For Ayrburn Farm, significant adverse visual effects arise in relation to the Queenstown Trail and the rural residential properties to the south. The proposal also lacks defensible edges and comprises an incongruous urban development character within a part of the Basin that is dominated by rural living.

4. Resort zone requests: Millbrook (MRZ) and The Hills (THRZ)

In general, I do not oppose the requests to be included within the MRZ as long as built development is not visible from Malaghans Road, and any future development is consistent with the 'MCC aesthetic'. For THRZ I have reservations in relation to adverse visual and landscape character effects (sense of place), however consider that should the Panel be minded to enable additional resort development, the Hills site is a reasonable candidate given its existing highly modified golf course use, visual containment and variable landform patterning.

5. Undeveloped land to the north of Lake Hayes Rural Residential

Submitters seek a range of outcomes for this part of the Basin including Amenity Zone, Precinct, Bespoke Precinct and Bespoke Urban Precinct (AZSP/WPZ extension). I support the Precinct (subject to refinement of the western edge) as I consider the area is dominated by rural living and is highly vulnerable to development creep. I consider development at a density greater than the Precinct is inappropriate as a consequence of its poor fit with the existing landscape character of the area.

6. Relaxation of the provisions.

I have generally opposed these requests to relax the landscape text given what I consider to be the important role each plays in maintaining the landscape character and visual amenity values of the s7(c) Basin landscape.