

LANDSCAPE ASSESSMENT REPORT

Te Pūtahi Ladies Mile Masterplan

2 June 2022



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1. INTRODUCTION

- 1.1. This report provides an assessment of the landscape character and visual amenity effects of a proposed mixed-use, urban development in the area known as the 'Ladies Mile' of the Wakatipu Basin. This report responds to the Masterplan Report (the masterplan) and associated provisions which sets out the objectives, strategies and spatial plan for development.
- 1.2. The following report includes:
 - a) Assessment methodology,
 - b) A description of the site and surrounding landscape,
 - c) A description of the proposal,
 - d) A landscape assessment,
 - e) Conclusion,
 - f) Attachments.

2. ASSESSMENT METHODOLOGY

- 2.1. Patch visited the site and surrounding landscape repeatedly over the development of the masterplan. Patch provided initial recommendation on the visibility of the site, it's surrounding context and identified areas of particular landscape and visual sensitivity. The statutory provisions were identified, and Patch provided feedback on how the design may best meet these provisions. Patch catalogued the visibility of the site from the surrounding landscape in photographs which are attached to this report (**Attachment A, and Images**). Patch also utilised a 3D model of the site and surrounding landscape to identify potential visibility of future development (**Figure 1**).
- 2.2. An assessment of the proposal's actual and potential effects on landscape character and visual amenity is undertaken in the frame of the relevant statutory provisions directed by the regional policy and the QLDC District Plan. That detailed assessment against the criteria outlined above is provided in table format and appended to this report as **Appendix A**.
- 2.3. This report uses the following definitions:

- Landscape character effects – These effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- Visual effects – Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes, and to the overall effects with respect to visual amenity.
- Landscape – Landscape is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.¹

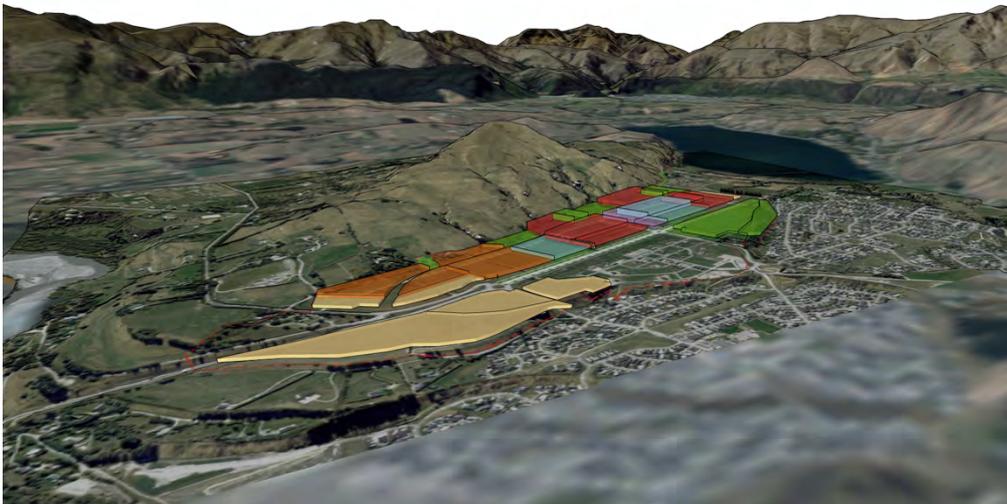


Figure 1: Indicative 3D model of the site, building heights and surrounding landscape

Extent of Effect

2.4. In assessing the extent of effects, this report uses the following seven-point scale:

very high, high, moderate-high, moderate, moderate-low, low, very low.

2.5. An effects rating of moderate–low corresponds to a ‘minor’ adverse effects rating. An adverse effects rating of “low’ or ‘very low’ corresponds to a ‘less than minor’ adverse effects rating.

¹ The Quality Planning Resource

3. DESCRIPTION OF THE LANDSCAPE

Regional Context

- 3.1. The site is within the Central Otago Region, a dramatic and memorable part of New Zealand characterised by mountain ranges, basins lakes and rivers. Glacial and tectonic activity has formed much of the region, shaping the face of the mountains and the floor of the basins; carving lakes and valleys and forming terraces, hummocks and roche moutonnées. Much of the region is open and natural in character, being part of high-country grazing lands, forestry blocks and Department of Conservation lands including National Parks. The region contains several small settlements including Cardrona, Clyde and Arrowtown. The larger settlements include Cromwell, Wanaka and Queenstown have recently seen significant growth. Queenstown and its suburbs on the periphery and within the Wakatipu Basin are experiencing significant urban growth and pressure for additional development.

Wakatipu Basin

- 3.2. The Wakatipu Basin is an area of land bound between the Crown Range to the east, the Harris Mountains to the north Lake Wakatipu to the west and Ben Cruchan and the Remarkables to the south. It is a basin formed by the advance and retreat of the Wakatipu Glacier which has left a series of glacial terraces, kettle lakes, moraine terraces, hummocks and roche moutonnées. Other processes such as erosion and river channelling has shaped parts of the basin. The basin is dominated by the enclosing mountains, but key features within it include Lake Hayes, Lake Johnson, the Shotover and Kawarau Rivers, Slope Hill, Ferry Hill, Queenstown Hill, Morven Hill and the Crown Terrace. Land use within the basin has historically been pastoral, but the pressures on much of the land for development has created pockets of rural living and urban development. The prominent vegetation within the Basin is pasture grass while mature shelterbelts, rural character trees and native amenity planting are prevalent throughout some, more settled parts of the basin.

Ladies Mile

- 3.3. The 'Ladies Mile' is a portion of land between Slope Hill to the north, Lake Hayes to the east, the urban areas of Lake Hayes Estate and Shotover Country on the lower terrace to the south and the Shotover River corridor to the west. Ladies Mile is distinctly separated from the areas of Frankton and the Frankton Flats to the west by the Shotover River. The

Ladies Mile Landscape Character Unit 10 (LCU 10) was mapped and described in the Wakatipu Basin Land Use Planning Study (WBLUPS) (**Figure 2**).

- 3.4. The Ladies Mile is currently in a state of change. Prior to the approval of the Queenstown Country Club (QCC) Special Housing Accord (SHA), LCU10 was predominantly open pastoral, with rural living and urban elements on the periphery and dominated by views across an, in parts, open pastoral landscape towards the District's ONFs and ONLs. The urban areas of Lake Hayes were only visible over the southern edge of a terrace to the south and the Ladies Mile maintained, although marginally, an arcadian pastoral character. However, with the construction the Stalker Road roundabout along State Highway 6 (SH6) and the approval of the QCC, the urban character on the lower terrace has encroached onto the Ladies Mile and the openness it once embodied, and its rural elements have been eroded.
- 3.5. The Ladies Mile is predominantly covered in pasture grass. With the exception of the QCC, lands south of SH6 are mostly open pasture with a backdrop of mature cherry, beech, hawthorn, ash, lime, chestnut and walnut trees. These trees line much of the southern edge of SH6. On the northern edge of SH6 the vegetation patterns are more varied, with lineal plantings mostly hawthorn running parallel to the highway and shelterbelt of mature exotic trees running perpendicular to the highway. This creates a varied degree of openness and reveals different views across the landscape towards the natural character of Slope Hill which is intermittently visible through breaks in existing vegetation.
- 3.6. Ladies Mile is characterised by, and most often experienced from the SH6 corridor. This highway corridor cuts across the terrace landform in an east – west direction between the Lake Hayes outlet and the Shotover River delta. A short portion of the Queenstown Trail also crosses the east part of Ladies Mile linking Lake Hayes with Lake Hayes Estate.
- 3.7. For the purpose of this report, the site is considered to be the proposed development area as shown in the Zoning Plan and associated document and depicted below in **Figure 3**.

4. DESCRIPTION OF THE PROPOSAL

- 4.1. The complete details of the proposal are contained within the Plan Variation documents and Masterplan report which forms the body of this proposal. This Landscape Assessment Report relies on those documents with particular regard to the Structure Plan and associated provisions.
- 4.2. This proposal seeks a Plan Variation to change parts of the Ladies Mile's from rural to urban in character. In summary, the Plan Variation seeks to:
- a) Realign the urban growth boundary,
 - b) Establish a 25m building restriction area (BRA) adjacent to and north of the SH6 corridor,
 - c) Establish a 75m building restriction area (BRA) adjacent to and south of the SH6 corridor for approximately 2/3 of that corridor and a 75m BRA on the remaining 1/3 of the south side of the corridor,
 - d) Establish a new,
 - Town centre,
 - Local centre,
 - High density residential area,
 - Medium density residential area,
 - Lower density residential area,
 - Open Space and community purpose areas.
 - e) Implement building heights in different parts of the site. These building heights are strategically located to meet urban design objectives and to respect landscape and visual amenity values. Height limits will include;
 - 24.5m max building height,
 - 13m maximum building height,
 - 8m maximum building height,
 - f) Establish a framework for;
 - i. Street networks and road typologies,
 - ii. A new vehicle link between Lake Hayes Estate and roundabout intersection on SH6,
 - iii. Pedestrian and cycle networks and connections (active travel routes),
 - iv. Stormwater management areas,

- v. Parks,
- vi. View protection areas,
- vii. Landscape buffers.

5. LANDSCAPE ASSESSMENT

Landscape Category

- 5.1. The subject site is part of a flat, upper terrace between the foot of Slope Hill to the north and the lower terrace which holds the urban areas of Lake Hayes Estate and Shotover Country to the south. Ladies Mile currently holds a rural-to-rural living character, however in 2013 under the provisions of the SHA the QCC was approved, which added significant built development to the southern portion of the Ladies Mile terrace.
- 5.2. The Ladies Mile is shown as being part of a Visual Amenity Landscape (VAL) in the Operative District Plan. Following the recommendations of landscape and planning experts as set out in the WBLUPS, the Proposed District Plan (PDP), has sought to 'up zone' the Ladies Mile terrace from to allow for urban development. This up-zoning will change the character of the Ladies Mile and the areas subject to urbanization will not be subject to landscape categorization.
- 5.3. If the Ladies Mile were zoned rural, it would be part of the PDP's Wakatipu Basin Precinct and would not be subject to landscape categorization.
- 5.4. The proposed development is set back approximate 760m from the Lake Hayes ONF and the site is not adjacent to that ONF.
- 5.5. There is a clear change in landform which separates the Ladies Mile flatlands from the Slope Hill roche moutonnée and this change in landform distinctly separates the Slope Hill Outstanding Natural Feature (ONF) from the Ladies Mile flatlands. The PDP has identified and confirmed the ONF landscape category line in this location. It is considered the ONF line is appropriately located as shown in the PDP (**Figure 4**) and the site is not part of but is adjacent to the Slope Hill ONF.

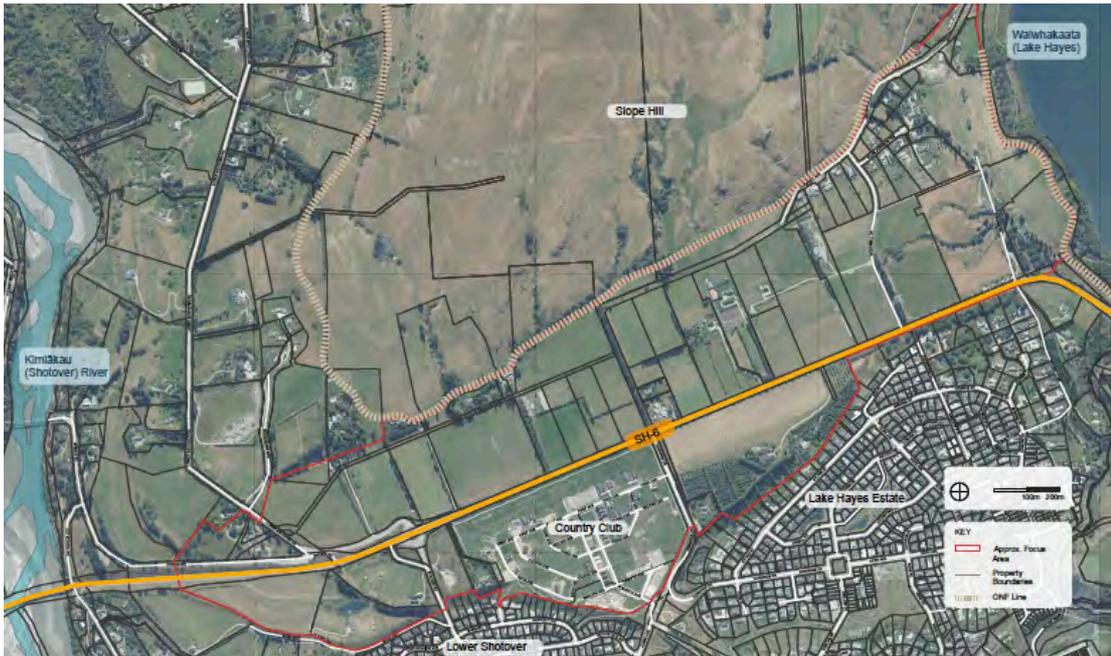


Figure 4: The Ladies Mile LCU and landscape category boundaries

Extent of Visibility

5.6. Ladies Mile is part of a low-lying terrace at the southern extents of the Wakatipu Basin. Surrounding landform and mature vegetation restricts views of the site from the surrounding landscape. In terms of public visibility, the site is generally only visible from within the receiving landscape. There are few other areas where future urban development within the Ladies Mile may be visible. These are:

- a) Parts of the Lake Hayes Slopes east of Lake Hayes (LCU13),
- b) Parts of the urban areas of Shotover County and Lake Hayes Estate,
- c) Parts of the eastern edge of the Frankton Flats with particular regard to Hawthorn Drive,
- d) Parts of the urban areas of Quail Rise,
- e) The Remarkables Road.

Lake Hayes Slopes

5.7. The Lake Hayes Slopes includes the west facing slopes between the area known as Bendamere and Lake Hayes. This LCU includes parts of SH6, Bendamere, the rural living and

Low Density Residential (LDR) areas adjacent to the Arrowtown - Lake Hayes Road, the Arrowtown - Lake Hayes Road itself and a public track which is part of the Queenstown Trail and circumnavigates Lake Hayes.

- 5.8. The part of SH6 which is in LCU13 forms part of a threshold experience for users of SH6. Westbound users leave a portion of the highway which passes through Benadamere's pastoral hills and views are revealed across the more developed areas of the Wakatipu Basin toward the distant mountains and features (**Image 1**). It may be possible to see some of the high building in this view, however much of the proposed urban development will be well screened and absorbed within the wider field of view.
- 5.9. From the rural living and LDR areas adjacent to the Arrowtown - Lake Hayes Road, the Road itself and the public track, the proposed urban areas of Ladies Mile will be generally well screened. Much of this screening is achieved by the toe of Slope Hill (**Image 2**). Mature trees in the rural living areas between the site and Lake Hayes also provide a high degree of screening (**Images 3 and 4**). While these trees cannot be relied on in perpetuity, it is unlikely they will be removed. Regardless of the retention or removal of trees to the east of the proposed Ladies Mile development, it may be possible to see some of the high building in the more southern views from within LCU13. It is however considered much of the proposed urban development will be well screened and absorbed within the wider field of visibility.

Shotover County and Lake Hayes Estate

- 5.10. Shotover County and Lake Hayes Estate are urban areas on the terrace below and south of the site. These low-lying residential areas enjoy broad views to the north east of west of the wider ranges and dominant view of the north facing slopes of the Remarkables and Rastus Burn. 3D modelling suggests that some upper parts of the 24.5m maximum building height may be visible from parts of Shotover County and Lake Hayes Estate, but this model does not take account of existing vegetation or built development. It is unlikely that any of the high buildings in the Ladies Mile development may be visible in the more northern views from within some parts of Shotover County and Lake Hayes Estate (**Images 19 – 21**). Existing mature vegetation and built development with the existing urban areas will screen most

views of the proposed development. It is considered that the proposal will not be visible from the urban areas on the lower terraces associated with Shotover County and Lake Hayes Estate.

Frankton Flats

- 5.11. The eastern end of the Frankton Flats hosts the airport, Hawthorn Drive and Glenda Drive. These 'flats' are part of a terrace landscape at level with the subject site. It may be possible to see some of the high buildings from parts of Hawthorn Drive (**Images 23 and 24**) and potential from private places east of Glenda Drive. However, much of the proposed urban development will be well screened and absorbed within the wider field of view.

Quail Rise

- 5.12. Views toward the subject from Quail Rise are heavily restricted due to existing vegetation, landform and built development within Quail Rise. However, it is unlikely, but 3D modelling suggests may be possible to see some of the high buildings in some very limited areas within Quail Rise (**Images 25 and 26**). It is considered much of the proposed urban development will be well screened by existing built development and vegetation within Quail Rise and if seen at all, the proposed development will be absorbed within the wider field of view.

Remarkables Road

- 5.13. The Remarkables Road winds its way up the slopes of the Remarkables Mountains. The lower part of the road is on the west-facing slopes and the Ladies Mile is not visible until the road crosses the west-facing slopes to contour along the north-facing slopes. The upper part of the road is within the Rastus Burn catchment and the Ladies Mile is not visible from this catchment.
- 5.14. On the mid-portion of the road which ascend the northern slopes, there are several viewpoints which provide extensive and memorable views across Lake Wakatipu and the Wakatipu Basin to the greater ranges. The site forms a small part of these extensive panoramic views. All of the site is visible from these elevated vantages (**Image 25**). So too are

the urban areas in the southern part of the Wakatipu Basin, Frankton, Frankton Flats, Quail Rise as well as the rural living areas of the Wakatipu Basin.

State Highway 6

- 5.15. From the east, the site and future urban development within the site will not be visible from the low-lying parts of SH6 near the southern extents of Lake Hayes (**Image 5**). Any urban development will not be visible until the user is on the Ladies Mile terrace itself (**Images 6 – 13**). Currently much of the proposed urban developmental area is screened with existing vegetation including avenue trees, shelterbelts and hedges adjacent to the highway. There is one notable break in this vegetation where views are available across the site toward the Slope Hill ONF (**Images 7 and 8**).
- 5.16. The site is screened by landform as the highway cuts through the terrace to the west of the site, between the site and the Shotover River Bridge (**Images 15 and 20**). On the west side of the Shotover River, the highway cuts through the Frankton Flats terrace and framed views are available toward the site (**Image 21**). It may be possible to see some of the high buildings in the future Ladies Mile urban area, but any future built development will not interfere with framed views of the Slope Hill ONF from within this part of SH6.

Other Views

- 5.17. The lands southwest of and adjacent to the site are part of an intersection of LCUs including the Shotover River Margins, Slope Hill Foothill and the Shotover River ONF. Future urban development within the site will likely be visible near the intersection of Spence Road and Lower Shotover Road where a roundabout is proposed. A landscape buffer is proposed at the site's north-western extents and this landscape buffer will ensure that the proposed development is not visible from Lower Shotover Road to the north or west of the site boundaries (**Image 17**).

Existing Visual Amenity Values

- 5.18. The Ladies Mile, in parts provides open visual access across it towards some of the wider landscape's valued features. The following are of particular identified visual amenity value:
- a) Views to the east toward Morven Hill, the Crown Range and Crown Terrace (Image 14),
 - b) Views to the south and west toward the distant ranges including the Bayonet Peaks, Peninsula Hill, Walter Peak, Cecil Peak and Mt Nicholas (**Images 18 and 19**).
 - c) Visual access to the open character of Slope Hill as viewed from SH6 (Images 7 and 8), Shotover Country and Lake Hayes Estate (**Images 22 – 24**).
 - d) Views to the south of the northern slopes of the Remarkables.
- 5.19. The proposal seeks to maintain and protect most of the existing visual amenity values. It is noted that RM190553 has allowed for a large bund to be constructed and planted adjacent to SH6 which, to a degree screens the valued view from SH6 toward the lower extents of the distant mountains to the south and west (**Images 18 and 19**).
- 5.20. The proposal also seeks to maintain to an extent, visual access across open space from SH6 to the Remarkables and Slope Hill.

Statutory Considerations

- 5.21. The QLDC District Plan is currently under review. However, much of the Ladies Mile has been assessed as having a high capability of absorbing additional development. The following assessment will be undertaken in the context of:
- a) Otago Regional Policy Statement
 - Chapter 3 - Otago has high quality natural resources and ecosystems
 - b) Queenstown Lakes Proposed District Plan
 - Chapter 3 – Strategic Direction,
 - Chapter 4 – Urban Development,
 - Chapter 6 – Landscape and Rural Development.
- 5.22. A detailed assessment against the criteria outlined above is provided in table format and appended to this report as **Appendix A**. The assessment below will provide a high-level

summary of that detailed assessment. The below assessment will assess the effects of the proposal under three separate headings:

- a) Effects on Outstanding Natural Landscapes and Features,
- b) Effects on Landscape Character,
- c) Effects on Visual Amenity.

Effects on Outstanding Natural Landscapes and Features

5.23. Much of the statutory considerations relate to potential effects on ONFs and ONLs. The ONF and ONL landscape category boundaries have been defined by the PDP and the proposal does not present any development within the Slope Hill ONF, Lake Hayes ONF, Shotover River ONF or any other ONFs or ONLs. The proposal however will be located adjacent to the Slope Hill ONF.

5.24. Other ONFs and ONL which have the potential to be affected by the proposal include Lake Hayes, the Shotover River and views of the greater ranges.

Slope Hill ONF

5.25. The Ladies Mile LCU and ONF category boundary is clearly defined where the Slope Hill roche moutonnée feature meets the flat terrace of the Ladies Mile. The land cover between the two-character areas is predominantly pasture grass, but the steeper slopes of Slope Hill are clearly part of a separate landform. This southern face of Slope Hill is incised by two distinct gullies which are choked with exotic trees, mostly weed species of hawthorn and willow, some poplar, native shrubs and grasses.

5.26. The proposal does not seek any development within the Slope Hill ONF but will see development including buildings of potentially 24.5m in height adjacent to Slope Hill.

5.27. Slope Hill's outstanding values are most appreciated from outside the Ladies Mile LCU. While the steep, often shady south face of Slope Hill is visible from Ladies Mile, it's most significant contribution to the Ladies Mile LCU and other lands to the south is its role in providing visual access to open space (**Images 7, 8, 12, 13, 15**). The smooth up face (west) and plucked down face (east) of the Slope Hill roche moutonnée feature aren't apparent from Ladies Mile. The Slope Hill ONF and its outstanding qualities are best appreciated from farther afield, including parts of Lake Hayes Estate and Shotover Country (**Images 22 – 24**), the lands east of the

feature near Lake Hayes, the lands west of the feature (**Image 21, 27 & 28**) and from elevated vantages such as the Remarkables Road (**Image 29**). It is considered the outstanding qualities of the Slope Hill ONF as experienced from these wider landscape vantages will be affected by the proposal to a very low degree.

- 5.28. From within the Ladies Mile, the proposal seeks to maintain visual access to Slope Hill through the proposed urban area toward the foot of Slope Hill (**Figure 3**) and by setting the higher building heights back from SH6. While the proposal will change the open character of some views from within the LCU toward the ONF (**Images 7 & 8**) it will open views toward the ONF where they are not currently enjoyed (**Images 9 – 11**). This will enable the outstanding values of that feature to continue to be appreciated from with the Ladies Mile LCU.
- 5.29. Overall, it is considered the proposal will result in no more than low adverse effects on the Slope Hill ONF and those adverse effects will be limited to the lower, southern foot of the ONF.

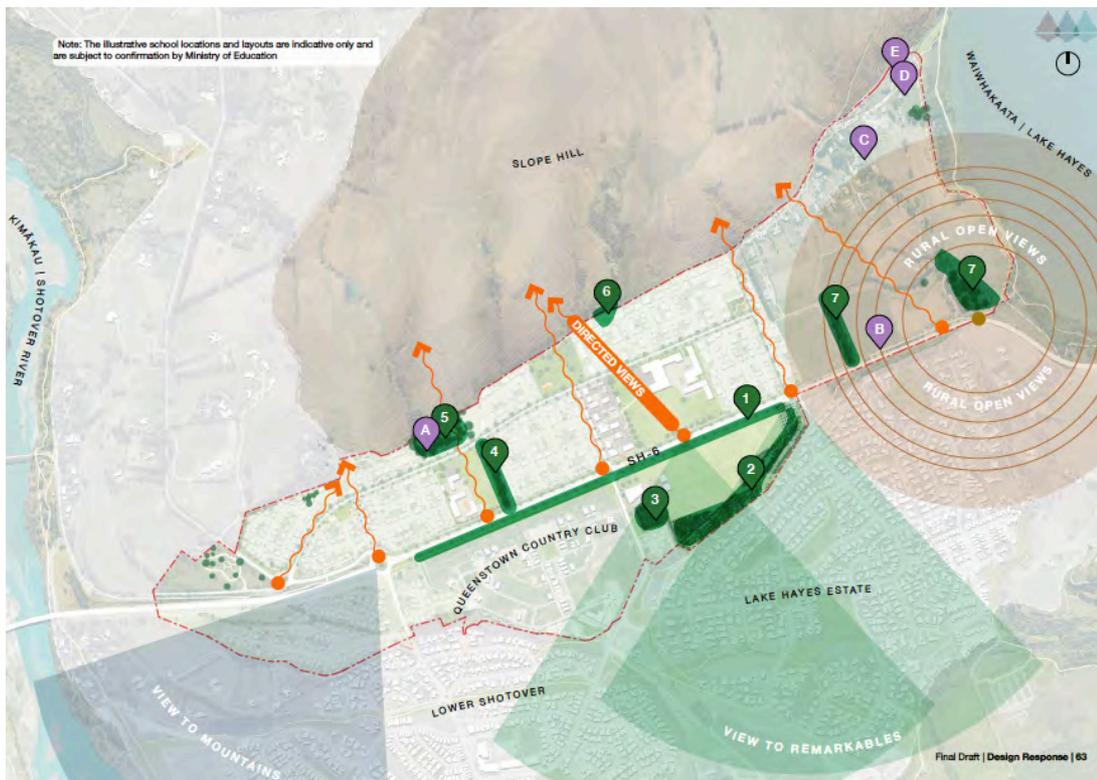


Figure 5: Proposed visual connections.

Lake Hayes

- 5.30. With regard to Lake Hayes, the proposed urban areas will be set back approximately 760m from the lake. Between the site and the lake are rural and rural living areas, their associated open spaces and mature rural character trees and shelterbelts. This more rural area provides a significant buffer between the site and the Lake Hayes ONF. The amenity the lake provides on the entry experience to Queenstown (**Image 1 & 5**) as well as the outstanding qualities it displays from public and private places in the vicinity of the lake (**Images 2 – 4**) will be adversely affected by the proposal to a very low degree.

The Remarkables

- 5.31. The Remarkables dominates the southern aspect of the wider basin. The steep shrub and tussock covered slopes of the northern foot of the Remarkables provides significant vertical relief and frames the southern edge of the Wakatipu Basin. The amenity and natural character of this features is variable and the wider long-range views which takes in skylines of the wider mountains and ONF present more memorable vistas. However, the sheer dominance and vertical relief of this northern foot of the Remarkables is significant. The proposal seeks to retain views through the use of open space adjacent to SH6 toward the Remarkables. Overall, the proposal will result in no more than very low adverse effects on the Remarkables ONL.

The Shotover River

- 5.32. At its western extents, the site is approximately 320m from the Shotover River ONF. Between the site and the ONF there is a significant change in level as the terraced land succeed to the Shotover River corridor. These terraced lands are occupied with rural living and urban type development, with its accompanying mature vegetation. The change in landform will ensure the development will result in very low adverse effects on the Shotover River ONF.
- 5.33. The proposed development may be visible within the context of the Shotover River as seen from distant places (**Images 27, 28 & 29**). However, the juxtaposition of urban and natural characters will be clearly defined. The proposal will result in no more than very low adverse effects on the Shotover River ONF.

The Greater Ranges

- 5.34. From the Ladies Mile and surrounds, much of the greater ranges can be seen including the Crown Range, Morven Hill, The Harris Mountains the Eyre Mountains and the Ben Lomond massif. Of particular relevance and sensitivity is a significant and memorable view west of the Stalker Road roundabout towards the southwest and west, where long distance views are available toward Lake Wakatipu and the distant mountains and features including the Eyre Mountains, Peninsula Hill, Walter Peak, Cecil Peak and Mount Nicholas (Images 18 & 19). The approval of RM190553 has seen a planted bund constructed which has to a degree has reduced visual access to a valued view of the greater ranges as viewed from SH6. This view will be increasingly reduced as planting matures.
- 5.35. Other views toward the greater ranges will continue to be available from most of the Ladies Mile. Overall, it is considered the proposal will result in no more than very low adverse effects on the greater ranges ONLs and ONFs.

Effects on Landscape Character

- 5.36. This proposal seeks to change a predominantly rural area into an urban area. This will result in a obvious change of character to those lands subject to the proposal. However, the Ladies Mile has been identified as appropriate for urban development from a landscape perspective as it;
- a) Is visually and physically contained by landform.
 - b) Is adjacent to an existing urban area.
 - c) Is relatively flat.
 - d) Is relatively void of indigenous vegetation or other natural character assets.
- 5.37. While the site will change from a rural to urban character and the effects of this change of character will be well contained and limited to the site immediate surrounds. The rural living areas to the east of the site between the site and Lake Hayes may experience some adverse effects with respect to the change in character. Those rural living areas currently enjoy a setting which is mostly rural in character and set back from SH6. However, the proposal will present some visible urban areas on the western peripheries of the rural living areas. Much of the visual and character effects of the proposed urban areas will be screened and buffered from the rural living areas west of the site by large areas of open space and existing

vegetation. Overall, it is considered the proposal will adversely affect the rural character values of the rural living areas to the west of the site to a low degree.

- 5.38. With regard to character effects on the wider landscape (aside from those already discussed above under the 'effects on ONLs and ONF' heading) the geographic containment of the site will prevent the spill of urban character effects into the wider landscape. A 'weak point' is located at the site's north-western corner where only a subtle rise separates the site from the more rural areas to the north. The containing effect of this rise will be reinforced with a landscape buffer and the urban character effects will be relegated to the site itself.
- 5.39. Overall, while the proposal will change an area which is predominantly rural in character to an urban character, the wider landscape character effects of will be limited to the rural living areas to the east (low in extent). The wider landscape character will be adversely affected to a very low degree.

Effects on Visual Amenity

- 5.40. The proposals extent of visibly is discussed above in this report. In summary the proposal may be visible from:
- a) Some limited parts of the Lake Hayes Slopes (**Images 1-4**).
 - b) The eastern end of the Frankton Flats (**Images 27 & 28**).
 - c) Parts of SH6 and other public roads in the immediate vicinity of the site (**Images 6 – 19**).
 - d) The Remarkables Road (**Image 29**).
- 5.41. There is potential for some glimpse views of high buildings on the site to be seen from parts of Lake Hayes Estate and Shotover Country, but those views are unlikely as the extent of existing built development and vegetation in those urban areas will screen the proposed development. There is also some potential that parts of the development may be seen from other distant public and private places such as the Crown Terrace. However, from those distant places the wider field of view will absorb the proposed development such that visual amenity will not be affected.

Lake Hayes Slopes

- 5.42. From the Lake Hayes slopes, existing vegetation and topography will screen most of the proposed urban area. If parts of the proposed urban area is visible from the Lake Hayes Slopes, the effects of visibility will be limited. The wider lake and mountain landscape will remain dominant and the outstanding views to the mountains will be largely unchanged. It is considered the proposal may potentially result in some adverse effects on the visual amenity as experienced from the Lake Hayes Slopes LCU by introducing some potential visible urban development, but the adverse effects on the visual amenity of any visible urban development will be no more than very low in extent.

Frankton Flats

- 5.43. There may be some level of visible urban development as viewed from the Frankton Flats. However, the site and its low-lying flatlands make a very small contribute to the overall amenity as experienced from these more distant locations. Urban development already forms part of these views and the views are held from within an urban area. It is considered the proposal will adversely affect the visual amenity as experienced from the Frankton Flats to a very low degree.

Remarkables Road

- 5.44. From the Remarkables Road the whole of the Wakatipu Basin and wider lake and mountain landscape is visible. The proposal may be visible in the foreground of these views and it will increase the level of visible urban development. However, visible urban development is already part of the visual amenity as viewed from the Remarkables Road and the proposed rules will see that the roof of all buildings are coloured in a recessive colour which will appear sympathetic to and recessive within the wider visible landscape. It is considered the proposal will result in no more than very low adverse effects on the visual amenity of the Remarkables Road.

State Highway 6

- 5.45. Any effects on users of SH6 and the nearby public roads will be limited to users of the roads in the immediate vicinity of the site. Similar to the effects described above, users of SH6 near the Lake Hayes Slopes (**Image 1**) may be able to see some parts of future high buildings in the proposed urban areas. However, at present there is significant vegetation between this view

and the site which provides a high level of screening. If all of this vegetation were removed the proposal would represent a small change in this view but the wider lake and mountain landscape would remain dominant.

- 5.46. The proposed urban area will not be visible from the low-lying portions of SH6 (**Image 5**) including the Queenstown Trail and the Lake Hayes Pavilion, as the landform between the site and these vantages provides a high level of screening. The visual amenity from these low-lying areas will not be affected by the proposal.
- 5.47. The proposal will not adversely affect the visual amenity as experience by users of SH6 to the west of the site (**Images 20 & 21**).
- 5.48. The only part of SH6 where the proposal will represent a notable change in visual amenity is from the parts of SH6 which pass through Ladies Mile. As discussed above, the proposal will result in a significant character shift of this part of the LCU, as it will change a mostly rural area into an urban area. This change in character will result in a change of the visual amenity with particular regard to a reduction in open views.
- 5.49. The proposal has identified important visual amenity and character features as experienced from the Ladies Mile portion of SH6. These include views toward the Slope Hill ONF, views towards Morven Hill ONF, view to the northern foot of the Remarkables Mountains and a significant and memorable view in the western part of SH6 to the more distant lake and mountain landscape. The proposal will maintain, to an extent the existing visual amenity values of this part of Ladies Mile. The Structure Plan and provisions seek to enhance and maintain an aesthetic interface between the highway and the urban areas. Many of the existing trees on the south side of the highway will be retained. Views toward Slope Hill and the Remarkables will be largely maintained. The view at the western end of the highway toward the greater ranges will be protected through the use of a viewshaft and maximum RL building height (a positive effect if the existing consent is surrendered).
- 5.50. The main adverse effect which may result from the proposal is that users of SH6 may lose some visual access across an open landscape. However, from much of the land adjacent to SH6, these views are not currently available as the highway is lined with vegetation and/or mounding.

5.51. Overall and on balance, it is considered the proposal will change the amenity experienced from SH6 in the vicinity of the site. However, the memorable and valued visual amenity will largely be retained and the proposed change will result in no more than low adverse effects on visual amenity.

6. CONCLUSION

6.1. The proposal seeks to change a part of the Ladies Mile Landscape Character Unit from a predominately rural character area to an urban character area. The proposed does not seek to located any development with an ONL or ONF. The Ladies Mile LCU is well contained physically and visually by existing natural landforms. This containment will avoid adverse character and visual amenity effects on the wider landscape and any effects on the wider landscape in terms of landscape character of visual amenity will be no more than low in extent.

6.2. The proposal will result in an obvious change in the character of the Ladies Mile LCU and this change will be most obvious from with the LCU itself. The proposal seeks to implement strategies which will retain the visual amenity values of the site and the wider landscape while reinforcing and protecting the landscape values of the surrounding rural and outstanding natural landscapes and features. Overall, the proposal will result in no more than low adverse effects on landscape character and visual amenity values, with the exception of the Ladies Mile LCU which will experience a shift from rural to urban character.

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Note:

- Black – Operative (either not appealed or amended through consent order)
- Green – Final subject to inclusion of explanatory text from [2020] NZEnvC 40
- Blue – Decision version from [2019] NZEnvC 205

Proposed Regional Policy Statement – Chapter 3 (procedural decision of the Env Court dated 15 March 2019)

Provision No.	Provision	Assessment
Objective 3.2	Otago’s significant and highly valued natural resources are identified and protected or enhanced where degraded	
Policy 3.2.4	<p><i>Managing outstanding natural features, landscape and seascapes – Protect, enhance or restore outstanding natural features, landscape and seascapes, by all of the following:</i></p> <p><i>a) In the coastal environment, avoiding adverse effects on the outstanding values of the natural feature, landscape or seascape;</i></p> <p><i>b) Beyond the coastal environment, maintaining the outstanding values of the natural feature, landscape or seascape;</i></p> <p><i>c) Avoiding, remedying or mitigating other adverse effects;</i></p> <p><i>d) Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape</i></p>	<p>The Ladies Mile is adjacent to the Slope Hill ON and acts as foreground to views of Slope Hill (Images 7, 8, 12, 13 and 16), Morven Hill (Image 14 – 16) and the district’s wider mountain ranges (Images 18 – 19). Ladies Mile also forms part of views across Lake Hayes (Image 2 – 4). Currently much of Slope Hill is not visible from SH6 as it traverses the Ladies Mile as it is obscured from view by existing vegetation.</p> <p>The proposal seeks to maintain and protect the ONF’s by maintaining views towards them.</p> <p>With regard to Morven Hill, the amenity and character of that feature will be unaffected by the proposal.</p> <p>With regard to the wider ranges, the proposal will enhance and protect those views and if adopted by the landowner, the masterplan will result in a positive effect by surrendering the approved bund in exchange for increased density at a set RL height limit.</p> <p>With regard to views of Slope Hill, the memorable views from east and west of the site will be unaffected by the proposal. From within the Ladies Mile area, the more rural and open lands to the east will be retained in their existing character. The proposed urban development seeks to retain viewshafts through the proposed urban areas toward Slope Hill. Views from the urban areas of Shotover Country and Lake Hayes Estate will largely be unaffected by the proposal.</p> <p>With regard to effects on Lake Hayes Slopes, the proposed urban areas will be sufficiently distant and well screened as to not affect the outstanding values of that feature.</p>



<p><i>Policy 3.2.6</i></p>	<p><i>Managing highly valued natural features, landscapes and seascapes – Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following:</i></p> <p><i>a) Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape;</i></p> <p><i>b) Avoiding, remedying or mitigating other adverse effects;</i></p> <p><i>c) Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape.</i></p>	<p>This matter is largely addressed in the assessment above. It is noted that Ladies Mile is valued as a relatively open and rural landscape. However, the open and rural values of this landscape have been compromised by the encroachment of urban development onto the Ladies Mile terrace, with particular regard to the Queenstown Country Club. The proposal seeks to retain and protect where possible the amenity and character values of the Ladies Mile while allowing for sensitive and well considered urban development.</p>
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PDP Chapter 3 – Strategic Direction (Environment Court Version)

Chapter 3 Provision	Detail of provision	Assessment
3.2.1	<i>The development of a prosperous, resilient and equitable economy in the District.</i>	
3.2.1.1	<i>The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.</i>	
3.2.1.2	<i>The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.</i>	
3.2.1.3	<i>The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.</i>	
3.2.1.5	<i>Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres, Frankton and Three Parks, are sustained.</i>	
3.2.1.6	<i>Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.</i>	
3.2.1.7	<i>Agricultural land uses are enabled provided those uses are consistent with:</i> <i>a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i> <i>b. the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and</i> <i>c. the maintenance of significant nature conservation values.</i>	



3.2.1.8	<p><u>Diversification of land use in rural areas beyond traditional activities, including farming is enabled provided that:</u></p> <p><u>a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;</u></p> <p><i>b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i></p> <p><i>c. significant nature conservation values and Ngai Tahu values, interests and customary resources, are maintained.</i></p>	<p>The rural land use within the site is proposed to be transformed into a diverse mix of land uses which will support the surrounding community. The proposal seeks to enable these diverse land uses in a manner which respects the landscape values of the adjacent and nearby ONFs and ONLs. The wider visual amenity as experienced from outside the site will largely be unaffected by the proposal. This includes the visual amenity experienced from the Lake Hayes Slopes, parts of SH6 outside the site, the urban areas of Shotover Country and Lake Hayes Estate and other wider landscape views. While the landscape character of the Ladies Mile will change, this change will be confined to the site and wider effects on landscape character and visual amenity will be highly limited.</p>
3.2.1.9	<p><i>Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs, in a sustainable way while managing adverse effects on the environment.</i></p>	
3.2.2	<p>Urban growth is managed in a strategic and integrated manner.</p>	
3.2.2.1	<p><u>Urban development occurs in a logical manner so as to:</u></p> <p><i>a. promote a compact, well designed and integrated urban form;</i></p> <p><i>b. build on historical urban settlement patterns;</i></p> <p><i>c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;</i></p> <p><i>d. minimise the natural hazard risk, taking into account the predicted effects of climate change;</i></p> <p><u>e. protect the District's rural landscapes from sporadic and sprawling urban development;</u></p> <p><i>f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;</i></p> <p><i>g. contain a high quality network of open spaces and community facilities; and.</i></p> <p><i>h. be integrated with existing and proposed infrastructure and appropriately manage effects on that infrastructure.</i></p>	<p>The Ladies Mile is a confined LCU bound to the south by the urban areas of Shotover Country and Lake Hayes Estate, to the west by the Shotover River, To the north by the Slope Hill ONF and to the east by the Lake Hayes ONF. While the proposal will see further urban development encroach onto the 'upper terrace' which is the Ladies Mile, this development is a logical extension of the existing urban areas to the south. The proposal will see urban development and the urban growth boundary extended into the Ladies Mile, but the further spread or 'sprawl' of urban type development will be limited by the surrounding landscapes geographical containment.</p>
3.2.3	<p>A quality built environment taking into account the character of individual communities.</p>	
3.2.3.1	<p><i>The District's important historic heritage values are protected by ensuring development is sympathetic to those values.</i></p>	
3.2.3.2	<p><i>Built form integrates well with its surrounding urban environment.</i></p>	



3.2.4.1	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	
3.2.4.2	<i>The spread of wilding exotic vegetation is avoided.</i>	
3.2.4.3	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	
3.2.4.4	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	
3.2.4.5	<i>Public access to the natural environment is maintained or enhanced.</i>	
3.2.4.A	<i>The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.</i>	
3.2.4.B	<i>The survival chances of rare, endangered, or vulnerable species or indigenous plant or animal communities are maintained or enhanced.</i>	
3.2.5	<u>The retention of the District's distinctive landscapes.</u>	
3.2.5.x	<u>The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and landscape capacity are identified.</u>	The landscape category boundary between the Slope Hill ONF and the Ladies Mile was defined and has been confirmed as part of the PDP process. The proposal respects this landscape category boundary and no development is proposed within the Slope Hill ONF or any other ONF or ONL.
3.2.5.xx	<u>Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</u> <u>a. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected;</u> <u>b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP [x.x.x.y] the intended new SP on assessment methodology are protected.</u>	The proposal does not present any development within any ONL or ONF.
3.2.5.xxx	<u>In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.</u>	



3.2.5.1A	<p><i>In each Exception Zone located within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for:</i></p> <p><i>a. to the extent anticipated by that Exception Zone: and</i></p> <p><i>b. on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects landscape values.</i></p>	
3.2.5.2	<p><i>Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:</i></p> <p><i>a. landscape character is maintained: and</i></p> <p><i>b. visual amenity values are maintained or enhanced.</i></p>	<p>As discussed above, the proposal will change the rural values of the Ladies Mile. However this change is managed in a way which will ensure the landscape character of the wider landscape is adversely effected to a not more than very low degree. Similarly, while the visual amenity from within the Ladies Mile will be changed, the wider amenity embodied in views of and toward the Wakatipu Basin’s enclosing mountains will be maintained.</p>
3.2.5.iv	<p><i>In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.</i></p>	<p>While the proposal will be adjacent to the Slope Hill ONF, the memorable views from east and west of the site will be unaffected by the proposal. From within the Ladies Mile area, the more rural and open lands to the east will be retained in their existing character and visual access to Slope Hill will be unaffected by the proposal. The proposed urban development seeks to retain viewshafts through the proposed urban areas toward Slope Hill and the Remarkabels. Views from the urban areas of Shotover Country and Lake Hayes Estate will largely be unaffected by the proposal. Overall the landscape values of Slope Hill will largely be retained. The visual amenity and open character it employees as experienced from the south will be changed, but this loss of visual access from SH6 toward the foot of the Slope Hill ONF will result in no more than low adverse effects on the landscape values of that feature.</p>
3.2.6	<p><i>The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.</i></p>	
3.2.6.1	<p><i>The accessibility needs of the District’s residents and communities to places, services and facilities are met.</i></p>	
3.2.6.2	<p><i>A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.</i></p>	
3.2.6.3	<p><i>The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for the residents of the District is recognised and provided for through appropriate location and sound design.</i></p>	



3.2.7.1	<i>Ngai Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.</i>	
3.2.7.2	<i>The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation.</i>	
3.3.1	<i>Make provision for the visitor industry to maintain and enhance attractions, facilities and services, including supporting infrastructure, within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</i>	
3.3.1A	<p><i>In Rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the district's landscapes provided that those activities are located and designed and are of a nature that:</i></p> <p><i>a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i></p> <p><i>b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.</i></p>	<p>The proposal does not present any development within any ONL or ONF, but does seek to locate urban type development, including recreation and tourism related activities near the Slope Hill ONF. The bulk of the recreation areas, including playing fields will be located on the south side of SH6, and will not be adjacent to or near the ONF. Open space areas will be located near the Slope Hill ONF and these spaces will enable the public to be in the vicinity of, and to an extent, better experience the ONF values of Slope Hill.</p> <p>The recreation lands to the south of SH6 will generally be retained in open space and this will allow the continued visual access across these open lands towards the Remarkables ONL and wider mountain views.</p>
3.3.1.B	<u><i>Provide for resorts in appropriate locations with particular consideration of adverse cumulative effects.</i></u>	
3.3.2	<i>Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.</i>	
3.3.3	<i>Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity.</i>	
3.3.4	<i>Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes</i>	
3.3.5	<i>Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District.</i>	

3.3.6	<i>Avoid additional commercial zoning that is likely to undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton.</i>	
3.3.9	<i>Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.</i>	
3.3.10	<i>Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil.</i>	
3.3.11	<i>Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.</i>	
3.3.12	<i>Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.</i>	
3.3.13	<i>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wanaka and where required around other townships.</i>	
3.3.14	<i>Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs</i>	
3.3.15	<i>Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose.</i>	
3.3.16	<i>Identify heritage items and ensure they are protected from inappropriate development.</i>	
3.3.17	<i>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs)</i>	
3.3.18	<i>Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied.</i>	



3.3.19	<p>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced.</p>	<p>The proposal will not be adjacent to any lakes, rivers, wetlands and their beds and margins. It will be in the vicinity of the Shotover River and Lake Hayes ONFs. The proposal seeks to establish a significant stormwater management area which will employ Water Sensitive Design strategies. This will enable the enhancement of natural character along the foot of Slope Hill and provide for a stormwater infrastructure which will increase the natural character at the foot of Slope Hill while maintaining and enhancing the life supporting capacity of the nearby water features.</p>
3.3.20	<p>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:</p> <ul style="list-style-type: none"> a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes ; b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscape. 	
3.3.21	<p>Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.</p>	
3.3.22	<p>Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments.</p>	
3.3.23	<p>Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas.</p>	
3.3.24	<p>Ensure that the effects of cumulative subdivision and development for the purposes of Rural Living does not compromise:</p> <ul style="list-style-type: none"> a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; b. the maintenance of the landscape character of Rural Character Landscapes; and c. the maintenance or enhancement of the visual amenity values of Rural Character Landscapes. 	



3.3.25	<i>Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment.</i>	
3.3.26	<i>That subdivision and/or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District</i>	
3.3.27	<i>Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.</i>	The proposal does not seek to introduce or protect any exotic vegetation with the potential to spread or naturalise. The proposal will likely see the removal of much of the hawthorn hedge to the north of SH6 which has naturalised in many parts of the district. This will result in a positive effect.
3.3.28	<i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.</i>	
3.3.29	<i>Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan maps.</i>	The ONF and ONL landscape category boundaries has been defined by the PDP and the proposal does not present any development within the Slope Hill ONF, Lake Hayes ONF, Shotover River ONF or any other ONFs or ONLs.
3.3.29x	<u><i>For Outstanding Natural Features and Outstanding Natural Landscapes. Identify landscape values and landscape capacity: a. in Schedule 21.22 where applicable and otherwise through assessment processes; and b. in accordance with the landscape assessment matters in SP[x.x.x.y] and sound landscape assessment methodology.</i></u>	
3.3.30	<u><i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</i></u>	
3.3.30x	<u><i>Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.</i></u>	
3.3.31	<i>Identify the District's Rural Character Landscapes on the District Plan maps</i>	

<p>3.3.31x</p>	<p><i>For Rural Character Landscapes, identify landscape character to be maintained and visual amenity values to be maintained or enhanced and related landscape capacity:</i></p> <ul style="list-style-type: none"> <i>a. in Schedule 21.22 where applicable and otherwise through assessment processes;</i> <i>b. in accordance with the landscape assessment matters in SP x.x.x.x and sound landscape assessment methodology; and</i> <i>c. through associated District Plan rules setting measurable spatial or other limits and related assessment matters as to cumulative subdivision and development including as to location, quantity, density and design.</i> 	
<p>3.3.32x</p>	<p><i>In any Priority Area of any Rural Character Landscape whose landscape character and visual amenity values are identified in Schedule 21.22, ensure that new subdivision and development for the purposes of Rural Living:</i></p> <ul style="list-style-type: none"> <i>a. maintains that landscape character;</i> <i>b. enhances any visual amenity value that Schedule 21.22 specifies to be enhanced; and</i> <i>c. otherwise maintains those identified visual amenity values.</i> 	
<p>3.3.32y</p>	<p><i>In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved all of the requirements of SP 3.3.32x, do not allow new subdivision or development for the purposes of Rural Living except where:</i></p> <ul style="list-style-type: none"> <i>a. according to the methodology in SP x.x.x.y:</i> <ul style="list-style-type: none"> <i>i. a landscape character area for assessment purposes is identified at an appropriate scale including by mapping;</i> <i>ii. the landscape character and visual amenity values of that landscape character area are identified; and</i> <i>iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.24 are met; and</i> <i>b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values so identified in relation to that landscape character area.</i> 	



3.3.32	<i>Avoid significant adverse effects on wāhi tūpuna within the District.</i>	
3.3.33	<i>Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.</i>	
3.3.34	<i>Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.</i>	
3.3.35	<i>Provide for the functional needs of regionally significant infrastructure while managing its adverse effects on the environment.</i>	
3.3.36	<i>Protect regionally significant infrastructure by managing the adverse effects of incompatible activities</i>	

PDP Chapter 4 – Urban Development (appeals resolved)

Chapter 4 Provision	Detail of provision	Assessment
<i>Objective 4.2.1</i>	<i>Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges. (from Policies 3.3.13 and 3.3.14)</i>	
<i>Policy 4.2.1.1</i>	<i>Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.</i>	
<i>Policy 4.2.1.2</i>	<i>Focus urban development primarily on land within and adjacent to the existing larger urban areas and to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.</i>	
<i>Policy 4.2.1.3</i>	<i>Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.</i>	

<p>Policy 4.2.1.4</p>	<p>Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:</p> <ul style="list-style-type: none"> a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form; b. ensuring the ongoing availability of a competitive land supply for urban purposes; c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth; d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities; e. a compact and efficient urban form; f. avoiding sporadic urban development in rural areas; <u>g. minimising the loss of the productive potential and soil resource of rural land; and</u> h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity. 	
<p>Policy 4.2.1.5</p>	<p>When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.</p>	
<p>Policy 4.2.1.5a</p>	<p><u>When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.</u></p>	<p>The proposal seeks to realign the UGB such that it will ‘take in’ much of an existing open rural landscaping, however noting that the open, rural values of the Ladies Mile LCU have been degraded by rural living and urban type development within and on the periphery of the LCU. This degradation has, to an extent undermined the LCU’s open and rural values. The proposal will not result in any significant or adverse effects on the values of other nearby open rural landscapes. While the proposal does seek to change the Ladies mile LCU, the surrounding open and rural values will be unaffected by the proposal.</p>



Policy 4.2.1.6	Review and amend Urban Growth Boundaries as required to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4).	
Policy 4.2.1.7	Contain urban development of existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.	
Objective 4.2.2 A	A compact, integrated and well designed urban form within the Urban Growth Boundaries that: (i) is coordinated with the efficient provision, use and operation of infrastructure and services; and (ii) is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.	
Objective 4.2.2 B*	Urban development within Urban Growth <u>Boundaries that maintains and enhances the environment and rural amenity</u> and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)	The proposed UGB will contain urban development within an area confined by landform. This containment will relegate the effects of urban development to within the immediate area of those urban effects. The northwester edge of the UGB near Lower Shotover Road is not clearly defined by existing landform, however existing vegetation and a proposed landscape buffer will create an appropriate buffer such that the rural amenity of the lands to the north and west are not adversely affected by the realigned UGB.
Policy 4.2.2.1	Integrate urban development with existing or proposed infrastructure so that: a. Urban development is serviced by infrastructure of sufficient capacity; and b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and c. In the case of the National Grid, reverse sensitivity effects are avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.	

<p><i>Policy 4.2.2.2</i></p>	<p><i>Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:</i></p> <ul style="list-style-type: none"> <i>a. its topography;</i> <i>b. its ecological, heritage, cultural or landscape significance if any;</i> <i>c. any risk of natural hazards, taking into account the effects of climate change;</i> <i>d. connectivity and integration with existing urban development;</i> <i>e. convenient linkages with public transport;</i> <i>f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;</i> <i>fa. The level of existing and future amenity that is sought (including consideration of any identified special character areas);</i> <i>g. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure;</i> <i>h. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;</i> <i>i. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and</i> <i>j. the need to locate emergency services at strategic locations.</i> 	
<p><i>Policy 4.2.2.3</i></p>	<p><i>Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.</i></p>	
<p><i>Policy 4.2.2.4</i></p>	<p><i>Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.</i></p>	
<p><i>Policy 4.2.2.5</i></p>	<p><i>Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.</i></p>	
<p><i>Policy 4.2.2.6</i></p>	<p><i>Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.</i></p>	



Policy 4.2.2.7	Explore and encourage innovative approaches to design to assist provision of quality affordable housing.	
Policy 4.2.2.8	In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.	
Policy 4.2.2.9	Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.	
Policy 4.2.2.10	Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.	
Policy 4.2.2.11	Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.	
Policy 4.2.2.12	Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan Maps that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.	
Policy 4.2.2.13	<p><u>Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan Maps that:</u></p> <p>a. are based on existing urbanised areas;</p> <p>b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;</p> <p>c. enable the logical and sequenced provision of infrastructure to <u>and community facilities in new areas of urban development;</u></p> <p>d. <u>protect the values of Outstanding Natural Features and Outstanding Natural Landscapes;</u></p> <p>e. <u>avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.</u></p>	The proposed UGB ‘takes in’ the Ladies Mile LCU which to an extent, acts as an extension to the existing urban areas of Lake Hayes Estate and Shotover Country. The proposed urban area will not appear as sporadic, but as an extension of the existing urban areas. The relative visual isolation and physical containment of the Ladies Mile LCU will avoid sprawl into the wider Wakatipu Basin. The foot of the Slope Hill ONF will continue to define the separation between open / natural character and urban. The values of the nearby and adjacent ONFs and ONLs will be protected.
Policy 4.2.2.14	Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand overtime.	



Policy 4.2.2.15	<i>Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.</i>	
Policy 4.2.2.16	<i>Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.</i>	
Policy 4.2.2.17	<i>Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise boundary or Outer Control boundary are designed and built to achieve appropriate Indoor Design Sound Levels.</i>	
Policy 4.2.2.18	<i>Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.</i>	
Policy 4.2.2.19	<p><i>Ensure that development within the Arrowsmith Urban Growth Boundary provides:</i></p> <ul style="list-style-type: none"> <i>a. an urban form that is sympathetic to the character of Arrowsmith, including its scale, density, layout and legibility, guided by the Arrowsmith Design Guidelines 2016;</i> <i>b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowsmith's Urban Growth Boundary;</i> <i>c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowsmith;</i> <i>d. for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowsmith's recreation and amenity resource;</i> <i>e. recognition of the importance of the open space pattern that is created by the interconnections between the golf courses and other Rural Zone land.</i> 	



Policy 4.2.2.20	Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the Urban Growth boundary and zones additional land for urban development purposes.	
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PDP Chapter 6 – Landscapes and Rural Character (Environment Court version)

Chapter 6 Provision	Detail of provision	Assessment
Policy 6.3.1.1	<p><i>Categorise the Rural Zoned landscapes in the District as:</i></p> <p><i>a. Outstanding Natural Feature (ONF);</i></p> <p><i>b. Outstanding Natural Landscape (ONL);</i></p> <p><i>c. Rural Character Landscape (RCL)</i></p>	The Ladies Mile is part of the Wakatipu Basin and not a RCL. However the landscape category boundary of the Slope Hill ONF has been defined and confirmed and not part of the proposal will take place within the ONF.
Policy 6.3.1.2	<p><i>Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories.</i></p>	
Policy 6.3.1.3	<p><i>Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone, Resort Zones and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated.</i></p>	
Policy 6.3.1.4	<p><i>Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.</i></p>	



Policy 6.3.1.5	<i>Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.</i>	
Policy 6.3.1.6	<u><i>In relation to Regionally Significant Infrastructure, the policies in 6.3.6.1 to 6.3.6.4 take precedence in the event of any conflict with other policies in this Chapter (3.2.1.9, 3.2.5.1, 3.2.5.2, 3.3.30 3.3.32, 3.3.36).</i></u>	
Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone		
Policy 6.3.2.1	<i>Avoid urban development and subdivision to urban densities in the rural zones.</i>	The proposal will see urban development in the Ladies Mile which at present is part of a rural zone.
Policy 6.3.2.2	<i>Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.</i>	
Policy 6.3.2.3	<i>Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities.</i>	No forestry or harvesting activity is proposed.
Policy 6.3.2.4	<i>Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.</i>	The slopes of Slope Hill and the pastoral and rural living areas to the east of the site will continue to provide for low-intensity pastoral farming and this farming activity will continue to form part of the Ladies Mile LCU character.
Policy 6.3.2.5	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.</i>	No indigenous vegetation which significantly contributes to the visual character and qualities of the District's distinctive landscapes will be removed as part of this proposal.
Policy 6.3.2.6	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.</i>	Near the foot of Slope Hill, a native planting strategy will be employed in tandem with stormwater infrastructure, open space networks and circulation corridors. This native planting strategy will promote the indigenous biodiversity values and regeneration near the Slope Hill ONF. This will result in a positive effect which will to an extent, alleviate the change in the intensity of land use and the retirement of the proposed urban area from productive land.



<p><i>Policy 6.3.2.7</i></p>	<p><i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features or Outstanding Natural Landscapes does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.</i></p>	<p>The only adjacent ONF is Slope Hill. The proposal does not seek any development within the Slope Hill ONF but will see development, including building of potentially 24.5m in height adjacent to Slope Hill.</p> <p>Slope Hill's outstanding values are most appreciated from outside the Ladies Mile LCU. While the steep, often shady south face of Slope Hill is visible from Ladies Mile, it's most significant contribution to the Ladies Mile LCU is its role in providing visual access to open space. The smooth up face (west) and plucked down face (east) of the Slope Hill roche moutonnée feature aren't apparent from Ladies Mile. The Slope Hill ONF and its outstanding qualities are best appreciated from farther afield, including parts of Lake Hayes Estate and Shotover Country, the lands east of the feature near Lake Hayes, the lands west of the feature and from elevated vantages such as the Remarkables Road. The outstanding qualities of the Slope Hill ONF as experienced from these vantages will be unaffected by the proposal.</p> <p>The proposal does seek to maintain visual access to Slope Hill through the use of view shafts through the proposed urban area toward the foot of Slope Hill. This will ensure the outstanding values of that feature continue to be appreciated from with the Ladies Mile LCU.</p>
<p><i>Policy 6.3.2.8</i></p>	<p><i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area.</i></p>	<p>The proposed planting strategy will see a mix of native planting in the stormwater and open space areas while the internal, denser urban areas will employ an exotic trees pallet which is indicative of the mature tree planting within the District. The use of high stature trees which will provide for seasonal colour will reflect the established character of the areas while the use of native planting strategies will employ a progressive aesthetic revealing the amenity of viable natural systems.</p>
<p>Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features</p>		
<p><i>Policy 6.3.3.1</i></p>	<p><i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features and in Outstanding Natural Landscapes unless:</i></p> <p><i>a. landscape values are protected; and</i></p> <p><i>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of the land will be reasonably difficult to see from beyond the boundary of the site in question.</i></p>	<p>As discussed above, the proposal respects the ONF category boundary of Slope Hill and no proposed development will occur within an ONL or ONF.</p>



Policy 6.3.3.2	Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1 A, B, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).	
Policy 6.3.3.3	For working farms within Outstanding Natural Features and Outstanding Natural Landscapes: a. recognise that viable farming involves activities that may modify the landscape; and b. enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.	
Policy 6.3.3.4	The landscape character and amenity values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them. (3.2.5.1 A, B, 3.3.25).	
Policy 6.3.3.5	Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.	
Managing Activities in Rural Character Landscapes		
Policy 6.3.4.1	Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.	As discussed above, the site is within the Wakatipu Basin and is not prt of a RCL.
Policy 6.3.4.2	Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change.	



Policy 6.3.4.3	<i>Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects.</i>	
Policy 6.3.4.4	<i>Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.</i>	
Policy 6.3.4.5	<i>Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.</i>	
Policy 6.3.4.6	<i>Avoid adverse effects on visual amenity from subdivision, use and development that: a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.</i>	
Policy 6.3.4.7	<i>In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character.</i>	Currently, SH6 is often lined with screen planting, particularly hawthorn which prevents views into or across the landscape. The proposal will likely see the removal of much of this vegetation. However, many character trees which line the edge of the highway will be retained and integrated into the SH6 design. Overall, while the proposal will see urban development located in parts of the site where there is an open character, the openness (visual access to the wider landscape) will be enhanced as the existing screen planting adjacent to the highway are removed.
Policy 6.3.4.8	<i>(Upper Clutha, not relevant)</i>	
Policy 6.3.4.9	<i>Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the Site where it will minimise disruption to natural landforms and to rural character .</i>	





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Panorama - 24 March 2021 at 11:29 am



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