

**TEECE IRREVOCABLE TRUST NUMBER 3 (SUBMISSION 2599)**  
**EVIDENCE SUMMARY OF BEN ESPIE (LANDSCAPE ARCHITECT)**

- 1 The amended relief that is sought would enable two nodes of visitor accommodation activity as restricted discretionary activities. Total footprint area of built form (as well as other factors) are considerably restricted. The details of the relief are set out in Ms Stewart's evidence. I understand that visitor accommodation activities within the specified areas would be of a restricted discretionary status and the Objectives and Policies of Section 6 of the PDP (perhaps most relevantly Policies 6.3.12 to 6.3.18) would be relevant and applicable to any assessment of a resource consent application.
- 2 The western UGVASZ area (Area A) is approximately 7500m<sup>2</sup> in area. Proposed provisions restrict the total footprint of built form to a maximum of 2000m<sup>2</sup>. I understand that the landowner envisages a homestead-like building or buildings that would be used as a visitor accommodation lodge. If the relief is granted, this area would develop as a cluster of buildings in a location that is contained by landform and vegetation. The proposed provisions are such that design would involve landscaping that would ensure visual containment. This would be an element of human occupation and landscape modification but would be in a location that has logic and merit. Some views to this western UGVASZ are available from part of Paradise Glenorchy Road and the Dart River corridor but the location and proposed provisions are such that I consider development will be reasonably difficult to see and will not inappropriately affect visual amenity or landscape character.
- 3 The eastern UGVASZ area (Area B) is approximately 33ha in area. Proposed provisions restrict the total footprint of built form to a maximum of 400m<sup>2</sup>. I understand that the landowner envisages a visitor accommodation activity that could be described as a high-end cabin-in-the-woods type of activity. If the relief is granted, this area would develop as a visitor accommodation facility surrounded by mature beech forest on part of the relevant landholding. In terms of landscape character, this would be a significant new element of human modification that discords with natural character. However, the proposed provisions require consideration vegetation restoration and enhancement and there appears to be ample opportunity for this to be done. I therefore consider that a balance in terms of landscape character effects could be achieved. In terms of visual effects, the enabled activity would be very well hidden. The proposed provisions retain discretion in relation to all important factors, including (relevantly) access.
- 4 Overall, I consider that the requested relief is appropriate in terms of effects on landscape character and visual amenity and that that development enabled by the requested relief would accord with the Strategic Directions sections of the PDP as they relate to landscape issues.
- 5 In response to Ms Bowbyes' comment that *"the matter for 'associated earthworks, access, parking and landscaping' in my view does not contain sufficient detail about how landscape character and rural amenity would be addressed"*<sup>1</sup>, I am confident that landscape character and rural amenity effects will be appropriate and accordant with the relevant Strategic Directions, primarily because of:
  - the specific extent and location of the two UGVASZ areas that have been formulated so to be absorbed by topography and to be visually well hidden,
  - the restrictions on footprint area and building height within these two specifically identified areas,
  - the reserved matters of discretion which include location, external appearance, size and colour of buildings; visual prominence from both public places and private locations; associated earthworks, access, parking and landscaping; and indigenous vegetation clearance, restoration and enhancement.

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<sup>1</sup> S2239-QLDC-T15-BowbyesA-Summary of Evidence, 31 August 2018, paragraph 6.