

**BEFORE THE QUEENSTOWN-LAKES DISTRICT COUCL**

**IN THE MATTER** of a hearing on submissions to the Proposed  
Queenstown Lakes District Plan pursuant to  
clause 8B of the first schedule to the  
Resource Management Act 1991

**ON BEHALF OF** **JARDINE FAMILY TRUST AND**  
**REMARKABLES STATION LIMITED**  
**(#715)**  
Submitter

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**EVIDENCE SUMMARY STATEMENT OF BENJAMIN ESPIE**  
**(LANDSCAPE ARCHITECT)**

**8<sup>TH</sup> AUGUST 2017**

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- 1 My name is Benjamin Espie.
- 2 My evidence in chief dated 9<sup>th</sup> June 2017 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping hearings.
- 3 By way of correction, the labels that relate to SH6 on Appendix 4 of my evidence in chief should be amended. The blue label should read "*visual experience of Hanley Downs*". The orange label should read "*visual experience of Jack's Point*". The yellow label should read "*visual experience of Homestead Bay (as sought by Submission 715)*".
- 4 In summary, my evidence is that:
  - i. The southern half of the floor of the Coneburn Valley will be dominated by suburban/resort land use once the operative zoning is developed. However, the eastern part of the floor of the Coneburn Valley, including the SH6 corridor, will remain dominated by natural and rural patterns, with built development being peripheral and not readily visible from SH6.
  - ii. The situation sought by Submission 715 will include considerable areas of suburban development and expanded areas of rural living development in a way that generally wraps round behind (west, north and east of) the village as it faces the southern arm of the lake. In relation to landscape character, I consider that the relief that is now sought will accord with the landscape character of the Coneburn valley at a broad scale. Additional suburban development will be situated on a part of the valley floor that is already characterised by suburban and/or resort development; the rural and pastoral character that dominates the eastern part of the valley floor (including the SH6 corridor) will be preserved; and the character of the Homestead Bay lake edge will not be degraded.
  - iii. In relation to visual effects:
    - a) The relief sought by the submission would mean that the visual experience that is had by SH6 users that are adjacent to the built part of Jack's Point would continue further south (but built form would be less visible). A rural outlook will remain for highway users, one that is dominated by the Remarkables, pasture land and the lake.
    - b) For viewers on the lake surface that are to the south and southwest of Homestead Bay, development enabled by the situation sought by the submission will increase the intensity of visible development that sits around the village. This will amount to a moderately increased detractor from the naturalness that currently characterises these views.
    - c) From some private viewpoints within elevated southern parts of Jack's Point the midground in views will be less uniform and simple and will include some visual evidence of built

development. The amenity derived from these views will remain high but views will become slightly less natural.

d) Some visibility of new development will be experienced from the northernmost parts of Lakeside Estate. For most viewers, the effect will be slight but for some that are closest to the extended OSR area, effects could be described as moderate.

- 5 Dr Read generally supports the relief sought with the exception of proposed Activity Areas R(HB) A to C and the associated mitigatory work (mounding and vegetation). In my understanding, her concerns are (in my words); *that the proposed treatment does not replicate the treatment that exists to the north. The landforms to the north, while augmented, are part of the original topography, whereas the proposed mounding will be in a location that is characterised by large open paddocks. Therefore, the proposed treatment will significantly and adversely alter the landscape character of the relevant vicinity. Additionally, the proposed mitigatory treatment will obscure views of the lake surface from SH8.*
- 6 Only part of the mounding/vegetation treatment that relates to the Jack's Point and Hanley Downs parts of the JPRZ uses augmented original topography. The mounding/vegetation treatment adjacent to the R(HD-SH)-1 and OSA Activity Areas (as per the PDP Structure Plan) is entirely created and does not relate to pre-existing topography. The same can be said of the vegetative treatment to the east of R(JP-SH)-1 and 2 (refer to the photographs of Appendix 1 to this summary evidence) and of the very extensive mounding in the south-eastern part of the OSL (pursuant to resource consent RM140800); all of this mitigatory work was entirely created and did not augment previously existing topography/vegetation.
- 7 With reference to Appendix 1 of this summary, it can be seen that very significant parts of the Jack's Point part of the JPRZ have been created in what was open pasture land; something that Dr Read criticises the requested relief for.
- 8 Due to what I set out in paragraphs 7 and 8 above, I consider that, while the change from open pasture to the treatment that is requested by Submitter 715 is a considerable change in character, it is not a change that is significantly different to that which has taken place to the immediate north, it is not a change that is at odds with its context and it is not a change that will bring problematic adverse landscape character effects. I note that provisions of the JPRZ (operative and notified versions) specifically contemplate landscaping as a means of mitigating visual effects as experienced from SH6 (particularly PDP Policy 41.2.1.16).
- 9 Dr Read opines that the mounding that forms part of the requested outcome would obscure views of the lake surface from SH6. Appendix 2 of this evidence summary document is a series of marked-up photographs showing the location of proposed mounding that has the potential to screen visibility of the lake surface. I consider that the visual effect of the screening of the lake surface will be of a slight degree at most.

10 Dr Read also comments that, in addition to the views from Hackett Road that I show on Appendix 8 of my evidence in chief, there may also be visibility to the relevant area from properties further west in Jack's Point Rise. I agree and discuss this in paragraphs 6.18 to 6.22 of my evidence in chief. The locations on Hackett Road from which my Appendix 8 photographs are taken are the locations that allow most visibility of the relevant area. Visibility becomes less as one descends Jacks Point Rise to the west. I consider that I accurately describe the relevant visual effects in my evidence in chief.

11 For all of the reasons set out in this summary and in my evidence in chief, I consider that, in landscape planning terms, there is considerable logic in the requested relief.

**Dated this 8<sup>th</sup> day of June 2017**  
**Ben Espie**



Google Earth

Image © 2017 DigitalGlobe  
Image NASA

AERIAL IMAGE 1: Google Earth Professional aerial photograph dated 8<sup>th</sup> of October 2004.

**SUBMISSION 715 – ESPIE EVIDENCE SUMMARY – APPENDIX 1 – AERIAL IMAGES OF THE LOCATION OF THE CURRENTLY BUILT PART OF JACKS POINT.**





Google Earth

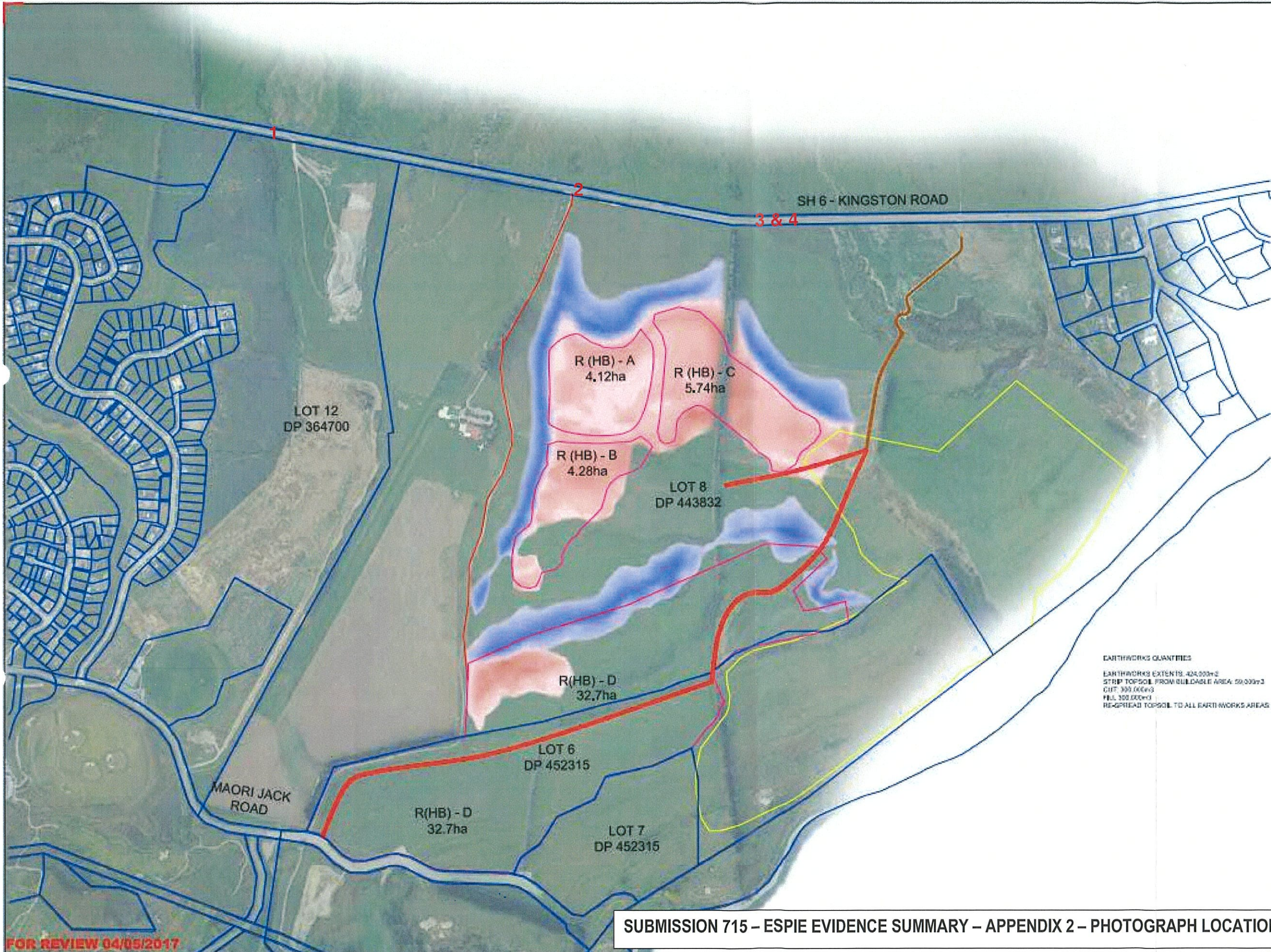
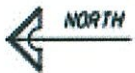
Image © 2017 DigitalGlobe

IMAGE 2: Google Earth Professional aerial photograph dated 8<sup>th</sup> of December 2015.

SUBMISSION 715 – ESPIE EVIDENCE SUMMARY – APPENDIX 1 – AERIAL IMAGES OF THE LOCATION OF THE CURRENTLY BUILT PART OF JACKS POINT.







**EARTHWORKS QUANTITIES**  
 EARTHWORKS EXTENTS: 424,000m<sup>2</sup>  
 STRIP TOPSOIL FROM SUBDABLE AREA: 59,000m<sup>3</sup>  
 CUT: 300,000m<sup>3</sup>  
 FILL: 300,000m<sup>3</sup>  
 RE-SPREAD TOPSOIL TO ALL EARTHWORKS AREAS: 59,000m<sup>3</sup>

- FILL 4.0m - 4.2m
- FILL 3.5m - 4.0m
- FILL 3.0m - 3.5m
- FILL 2.5m - 3.0m
- FILL 2.0m - 2.5m
- FILL 1.5m - 2.0m
- FILL 1.0m - 1.5m
- FILL 0.5m - 1.0m
- FILL 0.3m - 0.5m
- CUT 0.2m - 0.5m
- CUT 0.5m - 1.0m
- CUT 1.0m - 1.5m
- CUT 1.5m - 2.0m
- CUT 2.0m - 2.5m
- CUT 2.5m - 3.0m
- CUT 3.0m - 3.5m
- CUT 3.5m - 4.0m
- CUT 4.0m - 4.2m

FOR REVIEW 04/05/2017

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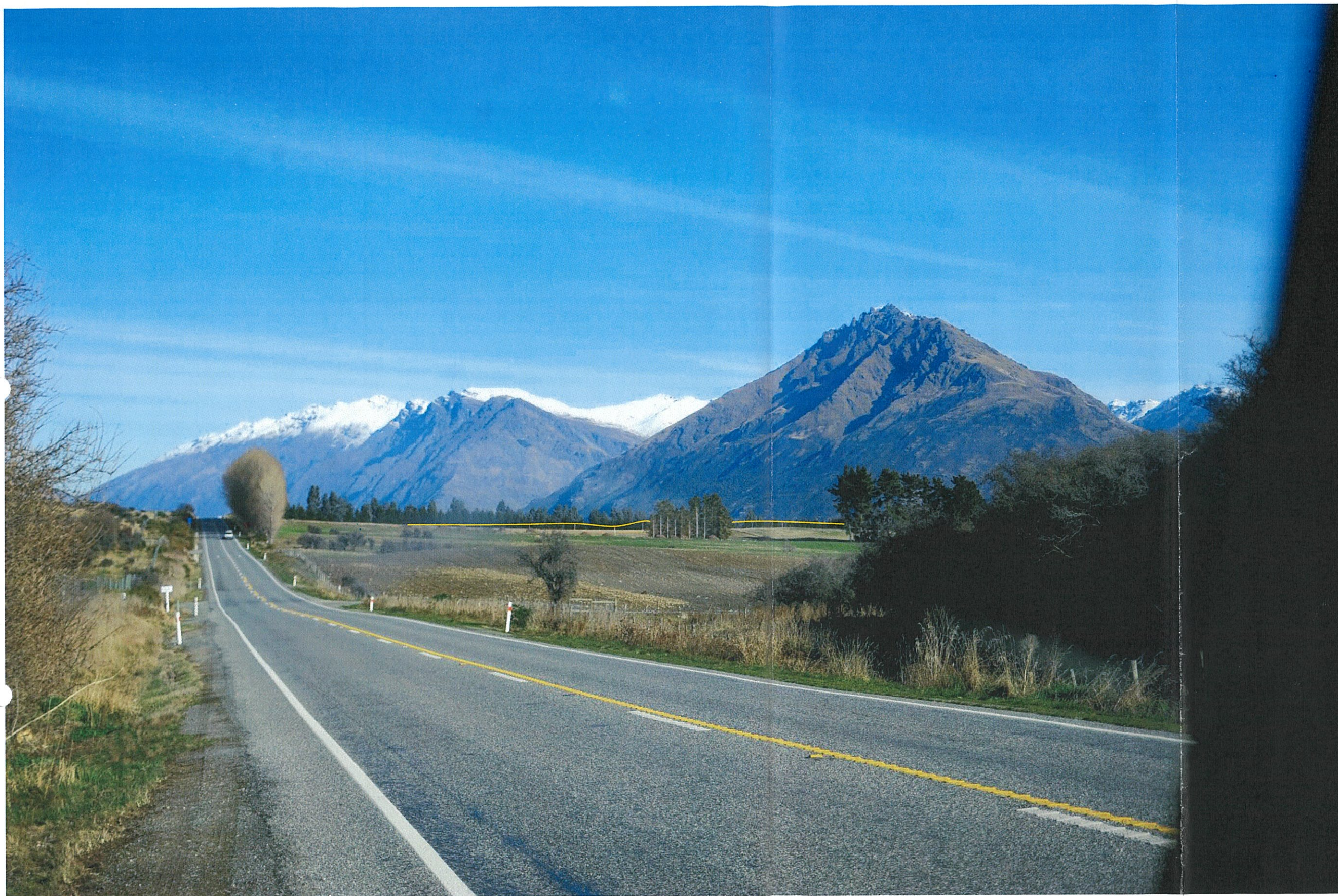
Rev.	Date	Revision Details	By
A	26.01.2017	REVISED CUT AREAS AND MOUNDS, REV. QUANTS	TS
B	29.01.2017	REVISED CUT AREAS AND MOUNDS, REV. QUANTS	TS
C	06.05.2017	REVISED ACTIVITY AREAS FROM A TO C	NTM

**HOMESTEAD BAY  
STATE HIGHWAY EARTHWORKS**

Client	Designed	Checked	Date	Job No.	Drawing No.
D & J JARDINE	TPS	NTM	FEB.17	12471	EW_001 SHEET 001
				Scale	1:4000 @ A1 1:8000 @ A3
				Date & Level	MSL
				Rev.	B

Notes:  
 All dimensions shown are to center unless otherwise stated.  
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 - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions.  
 - Copyright in this drawing is reserved.





**IMAGE 1:** From SH6 adjacent to the southern edge of the Jack's Point OSL. The trees in the mid-ground of the image that break visibility of the orange line are on the driveway of the NZone operation. The mounding does not impinge on the visibility of the lake surface.

### **SUBMISSION 715 – ESPIE EVIDENCE SUMMARY – APPENDIX 2 – IMAGES FROM SH6.**

These images are mark-ups intended to show the relative position of mounding that has the potential to screen visibility of the lake surface in views from SH6. They are not intended to be photo-simulations. The photographs were taken on the 4<sup>th</sup> of August 2017 with a fixed focal length of 50mm and each photograph is a single frame. The photographs do not attempt to show the full horizontal and vertical field of human view. The orange line indicates the apex of the proposed mounding along the northern and eastern edges of R(HB)-A to C. The yellow line indicates the apex of the proposed mounding along the eastern edge of R(HB)-D.





**IMAGE 2:** From SH6 adjacent to the driveway of the NZone operation. The proposed mounding associated with R(HB)-A to C (the orange line) does not impinge on the visibility of the lake surface. The mounding associated with R(HB)-D (the yellow line) will raise the rounded ridgeline as shown and will impinge on the visibility of the lake surface to the degree shown.

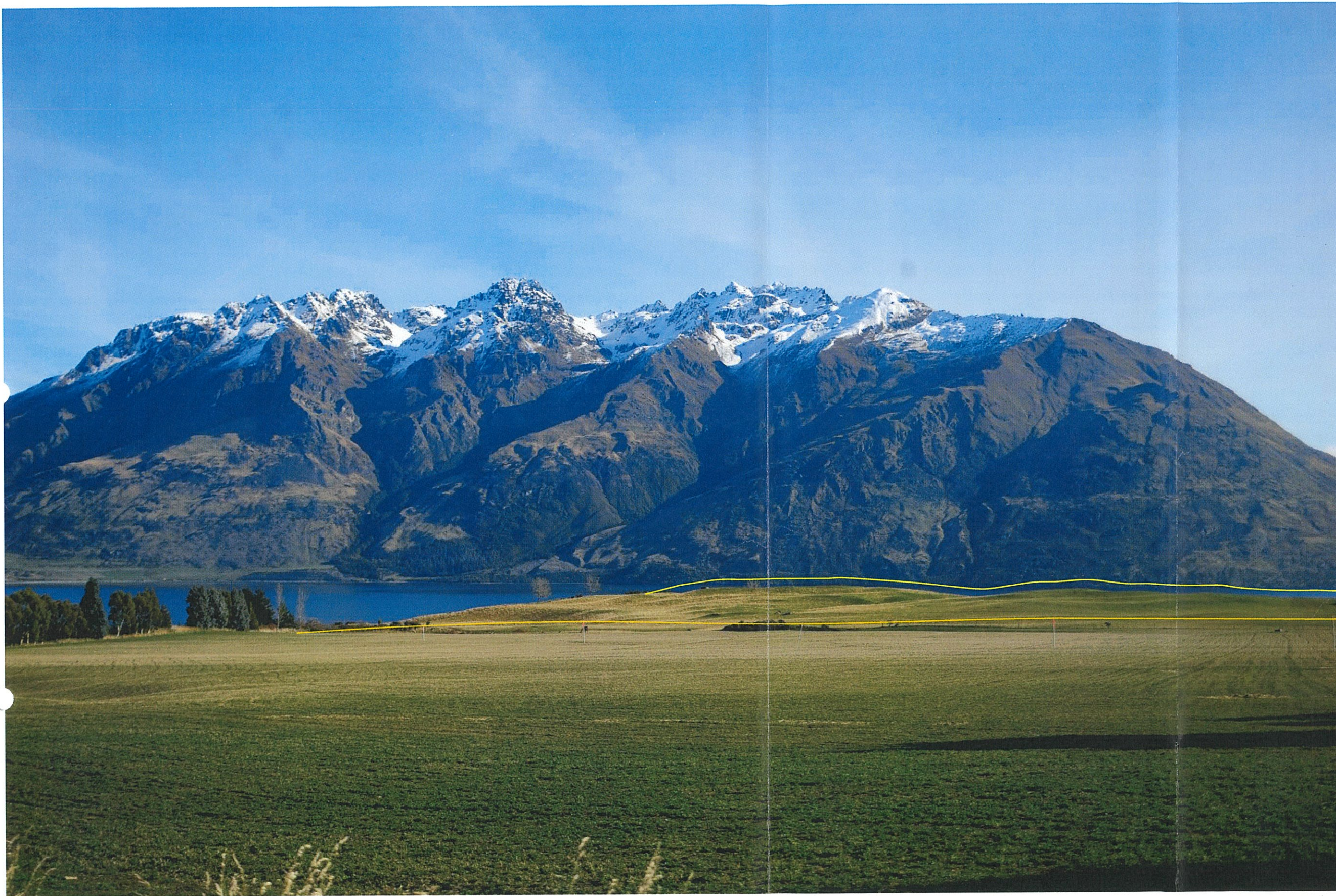




**IMAGE 3:** From SH6 to the south of the currently existing eucalypt shelterbelt. Again, the proposed mounding associated with R(HB)-A to C (the orange line) does not impinge on the visibility of the lake surface. The mounding associated with R(HB)-D (the yellow line) will impinge on the visibility of the lake surface to the degree shown. More visibility to the lake surface is available to the left of the field of view captured by the photograph.







**IMAGE 4:** From SH6 at the same location as Image 3 above. Again, the proposed mounding associated with R(HB)-A to C (the orange line) does not impinge on the visibility of the lake surface. The mounding associated with R(HB)-D (the yellow line) will impinge on the visibility of the lake surface to the degree shown.

