

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

In the Matter of the Resource Management Act 1991

And

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

**Statement of Evidence of Richard
Malcolm Tyler for Trojan Helmet Limited
(Submitter 2387 and Further Submitter
1157)**

Dated: 19 June 2018

Table of Contents

INTRODUCTION	3
Qualifications and Experience	3
CODE OF CONDUCT	3
SCOPE OF EVIDENCE.....	4
DOCUMENTS REVIEWED	5
EXECUTIVE SUMMARY.....	6
HISTORY OF THE DEVELOPMENT OF THE SITE	6
DEFINING FEATURES OF THE SITE	9
MASTERPLANNING THE PROPOSED HILLS RESORT ZONE	10
Design Principles of the Hills Resort Zone	11
Development of the Structure Plan.....	14
MAXIMUM RESIDENTIAL YIELD.....	21
WALKING / CYCLING TRAIL.....	22
THE HILLS RESORT ZONE OPEN SPACE RATIO.....	23
BUILDING DESIGN GUIDELINES.....	23
PHOTOMONTAGE AND METHODOLOGY	24
RESPONSE TO COUNCIL’S S42A REPORT AND EVIDENCE	25
CONCLUSION	27
ANNEXURES:.....	28

INTRODUCTION

Qualifications and Experience

1. My name is Richard Malcolm Tyler.
2. My qualifications include a Bachelor in Landscape Architecture with Honours at Lincoln University and I am registered with the New Zealand Institute of Landscape Architecture. I have 19 years' experience in the industry, having worked for several design and planning consultancies throughout New Zealand. My expertise includes landscape architecture, urban design, and master planning.
3. My professional history includes working for Boffa Miskell in Auckland where I was lead designer for a number of urban design, infrastructure and landscape projects. In 2011 I relocated to Queenstown where I was employed as a design manager for Darby Partners. In this role I worked on development projects (plan changes and resource consents) including in respect of Jacks Point, Mount Christina, Soho Ski Area and Treble Cone. This work included resource studies, masterplanning and structure plan preparation, among other tasks.
4. In January 2017 I founded SITE Landscape Architects (**SITE**). SITE specialises in master planning, landscape design, project implementation and assessment. The bulk of our projects are based in the Wakatipu Basin and Wanaka areas.
5. My work with Trojan Helmet Limited and the Hills Golf Course started during my time at Darby Partners in 2012, and includes design modification for existing golf holes, design and planning for the new short course, design services relating to the existing residential dwellings, and masterplanning of the proposed Structure Plan. I have an in-depth knowledge and understanding of the property and wider landscape context.

CODE OF CONDUCT

6. While this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note dated 1 December 2014. I agree to comply with this Code. This evidence is within my area of expertise, except where I state

that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

7. I have been engaged by Trojan Helmet Limited (**THL**) to prepare evidence in respect of THL's proposal for a bespoke resort zoning for its approximately 162 ha block of land bounded by and located between Lakes Hayes Arrowtown Road, McDonnell Road and Hogans Gully Road (**Site**).
8. I undertook the masterplanning work and reports that accompanied THL's submissions on Stage 1 of the Proposed District Plan (**PDP**) (Submitter 437) and its submission on Stage 2 (Submitter 2387).¹
9. This evidence relates to the Stage 2 submission.
10. In summary, the Stage 2 submission seeks a bespoke zoning for THL's land (the Hills Resort Zone) which will provide for the establishment of up to 150 residential units (which includes the existing dwellings on the Site, as well as accommodation for future resort staff) within identified development nodes (described in the submission as 'Activity Areas') located in discrete locations around the golf course, subject to controls on built form outcomes and landscaping requirements. In addition, the new Zone will provide for the ongoing operation and development of the existing golf courses and sculpture park, and for a limited range of commercial activity around the existing Clubhouse, provided it is related to the purpose of the resort. I understand that all development must be undertaken in accordance with the Structure Plan proposed for the Zone.
11. In my evidence I will address:
 - (a) a history of the Hills Golf Course;
 - (b) the defining features of the Site;

¹The Hills Resort Zone, Master Planning Report, Prepared by Darby Partners, Dated 21 October 2015; and The Hills Resort Zone, Master Planning Report, Prepared by Darby Partners, Dated 21 February 2018.

- (c) the masterplanning of the Hills Resort Zone, including the design principles of the zone and the development of the Structure Plan;
- (d) the maximum residential yield of the HRZ;
- (e) the identification of the proposed walking/cycle trail;
- (f) the ratio of open space in the HRZ;
- (g) the proposed building design guidelines;
- (h) the preparation of the photo montage that was included in my masterplanning report that accompanied THL's Stage 2 submission; and
- (i) respond to the Council's section 42A report and landscape evidence.

DOCUMENTS REVIEWED

12. In preparing this evidence I have reviewed the following documents and reports:
- (a) The Wakatipu Basin Landuse Study (**WBLUS**);
 - (b) Chapter 24 of the Proposed District Plan (**PDP**);
 - (c) Chapter 43 (Millbrook Resort Zone) of the PDP and Chapter 12 (Resort Zones) of the Operative District Plan;
 - (d) THL's Stage 2 Submission, including the accompanying expert reports;
 - (e) THL's Stage 2 evidence, in particular:
 - (i) Ms Pflüger's landscape evidence (in draft);
 - (ii) Mr Brown's planning evidence (in draft);
 - (iii) Mr Allen's evidence (in draft);
 - (iv) Ms Hill's evidence (in draft); and
 - (v) Ms Chin's evidence (in draft).

- (f) The evidence and reports for the Queenstown Lakes District Council (**Council**), in particular:
 - (i) Ms Gilbert's landscape evidence, dated 30 May 2018, and supplementary evidence dated 6 June 2018 in response to THL's submission;
 - (ii) Mr Langman's planning evidence, dated 30 May 2018, and supplementary evidence dated 6 June 2018 in response to THL's submission;
- (g) The New Zealand Institute of Landscape Architects (**NZILA**) Best Practice Guide to Visual Simulations 10.2. and

EXECUTIVE SUMMARY

- 13. The Hills Resort Zone Structure Plan has been developed and refined over a three year period through a collaborative process involving a range of consultants.
- 14. A Resort Zone for the Site will allow for existing and future landuse whilst retaining open space and landscape character values. In the broader landuse context the Zone will provide a logical transition from Arrowtown Village out to the wider landscape;
- 15. The Structure Plan is laid out based on a number of masterplanning principles, foremost to protect and enhance the landscape;
- 16. The Structure Plan provides for a density of development that provides for a range of 'play and stay' resort management models to be developed, while retaining a predominance of open space.

HISTORY OF THE DEVELOPMENT OF THE SITE

- 17. The Site was originally an operational deer farm. In or around the late 1990s, Sir Michael and Lady Christine Hill established a three hole golf course on the Site for their private use. Around 2001, the three hole golf course was expanded into a private nine hole golf course. Approximately two years later, a further nine holes were added and in 2004 an 18 hole championship golf course was completed, which is today referred to as

'The Hills'. The Championship course was designed by Darby Partners and was officially opened in 2007 to host the New Zealand Open.

18. Prior to any golf course development, the landscape was predominantly a pastoral farm, consisting of grazing paddocks for deer, sheep and cattle. The landscape contained many standard rural elements, such as stock fencing, deer sheds, open waterways and some small isolated pockets of exotic vegetation.
19. The design principle for the golf course was simple - integrate into the landscape, work with the existing topography and ensure that landscape elements continue to dominate so as to create an interested and varied golf experience.
20. The change in land use from one of primary production to recreation landscape enabled significant landscape benefits. For example, an 11 Kv powerline traversing the Site was buried under ground, four kilometres of stock fencing was removed and several highly visible farm buildings were also removed due to their visual prominence. Golf course fairways were aligned through existing valleys and hollows, enabling natural landscape planting patterns to be reinstated and natural depression sculpted into revegetated waterways and wetlands.
21. The golf course is set out on 500 acres of land across a glacial valley. The layout highlights the dramatic elevation changes and rocky schist outcrops that are feature of the area. The Mill Race winds its way through the Site and feeds 10 lakes and various ponds and waterways on the golf course. Trees, both native and exotic, are a feature of the course. The wetland areas have been extended, planted out with varieties of New Zealand flax, toe toe, cabbage trees and wetland grasses and reeds. More than 50,000 red and silver tussocks have been planted and create a spectacular visual statement.
22. Prior to the completion of the golf course in 2004, consideration was given to whether the Site had any capacity to accommodate dwellings. This culminated in the application in 2008 for land use and subdivision consent to subdivide the land into 17 lots and construct 16 dwellings which could be used for both residential and visitor accommodation purposes (**17 Lot Consent**).

23. A set of key design principles were established for 17 Lot Consent. These principles were comprehensive and detailed addressed the landscape, vegetation; open space; the form, scale and layout of development; the architecture of buildings and infrastructure requirements. Their focus was, in summary, to ensure the landscape elements dominated over built form; that the integrity of the golf course parkland was preserved; that vegetation plantings were consistent with underlying land use; that open space predominated, and that the form, scale and layout of development was non-urban, low impact and connected with the unique elements of the Site.
24. The concept of the Hills Resort Zone is derived from and builds on, the key design principles to the 17 Lot Consent. This is discussed in further detail later in my evidence.
25. Separate to the 17 Lot Consent, several outstanding pieces of architecture have been established on the Site, including:
 - (a) The Hills Clubhouse was designed by Andrew Patterson of Patterson Associates. The Clubhouse was a supreme award winner in the New Zealand Institute Resene Awards for Architecture, and was shortlisted as a finalist in the inaugural World Architecture Festival 2008, in Barcelona. The building features a gently sloping roofline which is topped with native tussocks. Less than one quarter of the Clubhouse is above the ground so it is barely visible from the south and east. The building integrates seamlessly with the landscape.
 - (b) The Lodge, which is a Hill family residence that is also used for visitor accommodation, designed by Anna-Marie Chin Architects and located near the Site's north-western boundary. This building is reminiscent of rural barns and farm sheds interpreted in a modern way and features extensive landscaped grounds.
 - (c) A Hill family residence also designed by Anna-Marie Chin, which is located on a terrace in the south west corner of the Site.
 - (d) Another Hill family residence located to the east of the Lodge, designed by Richard Naish Architects.

26. Owing to Sir Michael Hill's love of art, the Golf Course grounds is the home to over a dozen world class outdoor sculptures. The works contribute to the sense that visitors are playing golf within a large outdoor gallery, and continues to be a unique attraction of the golf course. During the NZ Open the sculptures are a focal point for visitors wandering through the Site. The combination of sculptures set within the manicured golf landscape and against the backdrop of the surrounding mountain landscape setting creates a feeling of drama, intrigue and a sense of place that is unique to The Hills.
27. More recently in 2016, resource consent was obtained to construct a new 9 hole golf course (the **Short Course**) on a part of the Site containing five of the sites approved for dwellings under the 17 Lot Consent. These sites were located in an elevated and more visually prominent part of the Site, and it was determined preferable to develop a new Short Course in this location instead. The Short Course was designed by Darius Oliver of Planet Golf. It is located on the elevated central crest of the Site and is designed around the natural features of the land. The design intent is for players to feel like they are taking a 'walk in the farm'.

DEFINING FEATURES OF THE SITE

28. Within the broader context, the Site is part of a predominantly green ribbon around Arrowtown, which includes Feehly's Hill and Millbrook to the west, and the Arrowtown golf course to the south east. While there are exceptions to this such as the Arrowtown Lifestyle Retirement Village site, on McDonnell Road, the wider context is of a predominance of open space provided by the golf courses. (Refer **Figure 0, attached**).
29. As is evident from my discussion of its development history, the Site has undergone a steady change in land use from deer farm to the more manicured golf course it is today. The golf course however has been designed to integrate with and enhance many of the features of the original farm.
30. The landscape of the Site is defined by a central crest in the topography running in a north-west to south-easterly direction (refer **Figure 0.1** of my **attachments**). The more manicured portion of the Site, containing the Championship Course, faces Arrowtown and is visible in some places from

the Arrowtown escarpment. South-west of the crest and running towards Hogans Gully Road, the landscape character is farmland with the newly formed Short Course on the more elevated part and the existing grazed land closer to Hogans Gully Road.

31. As noted earlier, development of the golf course has included planting of around 50,000 tussocks and a large number of trees, with existing waterways and ponds expanded and enhanced. There are other clusters of tree planting, consistent with the farm heritage of the Site, in and around the more elevated parts of the Site including wild rose, matagouri and grey shrubland species.
32. The existing planting and manicured golf course grounds provide an attractive and well maintained outlook for the elevated properties along Cotter Ave and Advance Terrace along the south western edge of the Arrowtown Escarpment.
33. The Mill Water Race winds its way from the north-west to south-eastern end of the Site. This historic feature is an important part of the farming heritage, and continues to provide water to The Hills and surrounding land owners for irrigation and other uses.
34. Existing buildings at the Hills exhibit a sense of connection with the land, drawing inspiration from the gold mining and high country heritage of the region. They have a nobility and humble presence within the dramatic landscape.

MASTERPLANNING THE PROPOSED HILLS RESORT ZONE

35. In or around early 2015, Darby Partners (my former employer) was asked to review the 17 Lot Consent and consider whether the landscape could support any alternative development options that built on this consent. This review was a collaborative process from the outset, involving masterplanners (Darby Partners and later SITE Landscape Architects), planners (Brown & Co) and landscape architects (Boffa Miskell) who together assessed the Site and evaluated possible development mechanisms and outcomes.
36. Consideration was given to development options that would complement and build on the existing golf course and its consented development, while

continuing to maintain the important landscape values and design principles for the Site.

37. Around this time or shortly after it became apparent that the District Plan would be reviewed and that an appropriate development outcome could be sought through that process.
38. Design work then progressed on evolving the masterplan for the Site established via the 17 Lot Consent into a masterplan for a bespoke zone.
39. The premise of the evolving masterplan were the key design principles of the 17 Lot Consent discussed earlier in this evidence, which were further evolved and refined as noted in the following section of my evidence.

Design Principles of the Hills Resort Zone

40. The design principles of the Hills Resort Zone (**HRZ**) can be broadly summarised as being to create a place of golf, art, architecture and landscape where one can 'escape' from daily life and be a part of the outdoor environment. The principles are as follows:
 - (a) Landscape dominance – to ensure that existing landscape elements, such as landform and vegetation continue to dominate over built elements. To achieve this principle, the Structure Plan for the HRZ needs to ensure:
 - (i) Existing landscape elements provide the framework into which built elements should be sensitively placed into, so that landscape elements continue to dominate.
 - (ii) Landform disturbance is minimal or restricted to less prominent parts of the Site, so that the integrity of the golf course park land, elevated terrace and productive farmland is preserved.
 - (iii) Roading is be aligned sympathetically to existing topography to minimise earthworks.
 - (b) Vegetation management – establishment of vegetation management principles to address proposed land use areas. This means that:

- (i) Vegetation management associated with the golf course is generally retained.
 - (ii) Vegetation proposals are appropriate and consistent with the underlying land use, in particular where required as visual mitigation for land use areas.
- (c) Open space – to ensure that open space dominates over built form. Achieving this principle means:
- (i) The vast majority of the Site should be retained as open space in various forms, such as golf course, wetland, planting, or landscape areas.
 - (ii) Built elements should be restricted to nominal site coverage over the entire landholding.
- (d) Form, scale, layout – a layout that is unique in its response to the existing environment, and sensitive to landform and existing landscape patterns. Achieving this principle requires:
- (i) A form that is non urban in character;
 - (ii) A scale of development that is low impact in terms of its ability to integrate into the topography; and
 - (iii) A layout that identifies and connected with unique elements of the Site, including the golf course and other natural features.
- (e) Built form – Buildings should exhibit a modern sustainable approach that is responsive to the landscape setting. This includes:
- (i) Placement and orientation to allow views to the surrounding landscape, with privacy and seclusion from neighbours and a connection with golf, art and other passive outdoor recreation activities;
 - (ii) Buildings sited and spaced to allow the landscape to flow freely through and interact with built form, with few defined edges between residential areas and the golf course;

- (iii) An architectural style that responds to the unique attributes of the Site and the surrounding landscape.
41. It is envisaged that above will be achieved through sensitive siting and design of development in accordance with a thoroughly considered Structure Plan under which:
- (a) The Clubhouse will be a central node for the Site, accommodating a range of activities that will complement and support appropriate development elsewhere on the Site;
 - (b) There will be several clustered dwellings and visitor accommodation nodes (“Activity Areas”) in close proximity to the Clubhouse to foster a village atmosphere and pedestrian amenity;
 - (c) A number of individual homesites will be discretely located to cater for private retreat style accommodation;
 - (d) Open space will predominate and will be enhanced as an important asset for the golf course and the Site;
 - (e) Development will be kept off ridgelines and away from the more visible parts of the Site so as not to compromise the outlook of the properties that overlook the Site, and the internal amenity of the golf course;
 - (f) Internal access routes will be aligned to utilise existing and consented routes where possible, to minimise impact on the golf course and external views to the Site;
 - (g) Internal cart paths for access to the Clubhouse and golf course will discourage future through roads across the Site;
 - (h) The existing high standard of architectural and landscape design will be maintained.
42. The HRZ will offer a point of difference to other play and stay resorts in the District, being:
- (a) Integration of a world class Sculpture Park set against the grandeur of surrounding mountain landscape;

- (b) A unique style of architecture that recognises the heritage of the area;
 - (c) A simple and minimalist approach to landscape treatment;
 - (d) A sustainable approach to golf course management.
43. The HRZ Structure Plan will be complemented by carefully considered building design guidelines which will apply to all new buildings within the Zone. I discuss these guidelines later in my evidence.

Development of the Structure Plan

44. With the design principles described above at the forefront of consideration, the visibility mapping undertaken for the 17 Lot Consent was revisited in 2015 by Darby Partners to identify the parts of the Site that could absorb additional or new development (refer **Figure 1** of my **attachments**).
45. Key viewpoints to the Site were considered. Key viewpoints under 1km from Site were determined to be:
- (a) From roads: Hogans Gully Road, Arrowtown Lake Hayes Road, McDonnell Road, representative of views from a moving vehicle;
 - (b) Static viewpoints: Two locations from Cotter Avenue, and a single location on Advance Terrace, representative of views from private residences located on the Arrowtown escarpment.
46. Existing vegetation was included within the modelling to accurately reflect the existing landscape.
47. Distant viewpoints such as Tobins Track and Feehlys Hill were deemed at such a distance from the Site (over 1km) whereby proposed development would be absorbed within the wider vista of houses and landscape, and so were not included in the modelling (however, these distinct viewpoints were separately considered and assessed by Ms Pflüger).

48. Visibility of the Site from viewpoints every 75m along the roads², and from the static points were then mapped using the visibility mapping function of GEOPAK microstation. This software creates a 3-dimensional topographical model of the Site and existing vegetation at specified heights and maps all areas visible from specified viewpoints with lines radiating out from the viewpoint falling on visible objects.
49. For the analysis, the viewers' eye level was set at 1.50m above existing ground level to best replicate the view from a vehicle along the surrounding roads, or standing height on natural ground.
50. Each viewpoint was individually mapped and a composite plan generated to illustrate visibility from all viewpoints (refer **Figure 1** of my **attachments**).
51. The intensity and overlap of each colour provides a graphic indication as to the extent of visibility of parts of the Site from each viewpoint.
52. The density of colour on each Visibility Analysis Plan indicates the viewer distance and number of viewpoints the area is visible from. Areas visible over a shorter distance and visible from multiple viewpoints illustrate as a solid colour. Areas visible over longer viewing distances and from limited viewpoints illustrate as open hatched lines.
53. As a graphic summary areas of high, moderate, low and no visibility were mapped generated by grouping together areas of similar colour intensity.
54. This analysis provides an overview of the different parts of the Site's visibility and determines visually recessive areas of the Site, but it does not include visibility of vertical elements such as proposed built form.
55. From the visibility mapping, it was determined that due to planting within the boundary of the Site there are limited or no views in to the Site from the Arrowtown – Lake Hayes Road and the north-eastern end of McDonnell Road, and that the most visible parts of the Site are the exposed slopes facing Hogans Gully Road, and parts of the McDonnell Road catchment visible from Cotter Ave.

² The 75m interval represents views every 3 seconds from a vehicle travelling at 75km/hr.

56. The mapping further determined that several folds and undulations on the elevated ground to the south of the Site are not visible or have low visibility, and that large swathes of the internal parts of the Site are not visible or have low visibility.
57. From this, it was determined that while the internal parts of the Site generally have a high ability to absorb change, some of the more peripheral or parts of the Site open to the Cotter Ave Terrace have a lower ability to absorb change, and will require visual softening by way of landform and planting in order for buildings to be integrated in to the landscape.
58. The mapping was then overlaid with the layout of the existing golf course to determine whether or how the areas of no or lower visibility could absorb development and fit or integrate with the golf course.
59. Following this, a preliminary assessment of visibility, landscape character and effects was undertaken by landscape architect Yvonne Pflüger to further assess the suitability of the areas identified by the mapping as capable of absorbing development.
60. As a result of Ms Pflüger's visual amenity and landscape character assessment, the location and extent of the identified potential development areas was refined and any necessary mitigation measures were considered.
61. A number of mitigation measures were identified as necessary to ensure future built form in the development areas would be recessive in the landscape and that a sense of open space would predominate. The identified measures included:
 - (a) the identification of maximum heights for buildings;
 - (b) controls on building materials and colours; and
 - (c) landscape amenity management areas (LAMA) defined on the structure plan.
62. Heights were selected by nominating a maximum height above a ground contour (i.e. an **RL**) to ensure that development is set into the topography.

For most areas, it was determined that with the nominated RL, high buildings could be accommodated while maintaining visual recessiveness.

63. Rules around building colours and materials were proposed to ensure that buildings, where visible, will appear as a recessive tone in the landscape. The rules are derived from recommendations contained within the “QLDC Guide to Suitable Building Colours and Materials in Rural Zones” document which states: *“Preference should be given to colours in the natural range of browns, greens and greys to complement materials and tones found in the natural surroundings. In particular, pale colours should be avoided as they can stand out within the landscape. The LRV should be in the range of 5% to 35% depending on its use and its context,”*
64. For the areas where buildings would still be potentially visible with a nominated height control (RL), LAMA areas were defined on the Structure Plan. These areas were drafted through a process of site and viewpoint analysis, then determining areas of existing landform and planting that could be enhanced to further screen buildings over time. On the Structure Plan (refer **Figure 4** of my **attachments**) the LAMA are shown by a single hatch and are numbered to relate to the corresponding Activity Area. The established tree planting at the Arrowtown – Lake Hayes Road entrance to the existing Lodge Building will not require any further additional planting, and is shown as a separate cross hatched area – and labelled as “Existing Vegetation to be retained for Landscape Amenity Management” to ensure the screening effects of these trees is retained over time.
65. The work outlined above resulted in the formulation of the Structure Plan and the related District Plan rule framework proposed in THL’s submission on Stage 1 of the PDP. The Stage 1 Structure Plan identified:
 - (a) Ten Activity Areas to accommodate multiple residential units.
 - (b) Ten Homesites to accommodate single residential units.
 - (c) A Service Area to accommodate service and maintenance activities, and accommodation for resort staff and their families.
 - (d) A Clubhouse Area which provides for the existing Clubhouse and associated activities, and for future resort related commercial activities.

- (e) A predominance of open space, where golf, sculpture and farming is permitted.
 - (f) Landscape Amenity Management Areas (**LAMA**) as explained above.
 - (g) Accessways to and within the Site, generally on existing or previously consented alignments.
66. Since the Stage 1 Structure was prepared, several events transpired which led to its review. These were:
- (a) Development of the Short Course in the location of five of the identified Homesites.
 - (b) The construction of two new residences for members of the Hills family.
 - (c) The Wakatipu Basin Land Use Study (**WBLUS**) and the resulting notification of Stage 2 of the PDP.
 - (d) A review of the densities and yields for each Activity Area.
67. To address these developments, the Stage 1 Structure Plan was critically reviewed, and the following changes were made:
- (a) Five of the previously identified Homesites were removed from the Structure Plan due to the development of the Short Course.
 - (b) Some of the Activity Areas were expanded to account for the lost Homesites and to include additional land identified as capable of absorbing development (relying on the visibility mapping, and the visibility and landscape character assessment previously discussed).
 - (c) Homesite 5 (**HS5**) was moved slightly south to enable a visual / landscape buffer between it and the new Short Course, and a LAMA was added along Hogans Gully Road to soften views of this Homesite from the road;

- (d) The Activity Area located to the west of HS2 (as shown on the Stage 1 submission) was removed to preserve views and outlook from the new Hill family residence constructed on HS2;
 - (e) A new HS4 was added in a low lying adjacent landform near to the five removed Homesites;
 - (f) HS6 was lowered further into the gully and a maximum height control of 5.5m proposed to respond to the description for LCU 22 in Schedule 24.8 of Stage 2 of the PDP, and to ensure the future building was set back from the ridgeline and was visually discrete.
 - (g) Additional controls on buildings in A4 and A5 were proposed, as follows, to ensure that open space would predominate over built form, and that buildings over 6m in height would have minimal visual bulk:
 - (i) A maximum site coverage of 40%; and
 - (ii) Any building with a height above 6m must have a roof pitch of a minimum of 30 degrees.
 - (h) A new maximum building height limit of 6.7m in A8 to minimise the potential visibility of building in this Activity Area from Cotter Ave³.
 - (i) The maximum number of residential units proposed to be permitted in the Zone was increased to 150.
68. These changes are depicted on the Structure Plan that accompanied THL's Stage 2 submission lodged earlier this year, or are otherwise provided for in the Zone rules proposed in THL's Stage 2 submission.
69. **Figure 4** of the attachment to my evidence depicts the Stage 2 Structure Plan incorporating these changes but annotated to show the location of the dwelling sites approved under the 17 Lot Consent, the location of the Activity Areas and Homesites proposed in the Stage 1 submission (i.e. the Stage 1 Structure Plan), and the existing golf course(s) layout and general topography, and may be of some assistance in understanding the changes I have described above.

³ A 6.7m height limit enables a 2 storey dwelling, where the upper storey is loft style, with a pitched roof.

70. Since the Stage 2 submission was lodged, further changes to the Stage 2 Structure Plan have been determined necessary. In particular:
- (a) The accessways to HS2 and A9 have been slightly altered to accurately depict the existing formed accessway in this area and to address the recommendations made by THL's traffic engineer, Mr Penny; and
 - (b) The extent of the Clubhouse Area has been redrawn to exclude the high part of the raised knoll (to the rear of the existing Clubhouse) to ensure that further development in this area is kept off the elevated landform and is subservient to the topography. The Area has also been redrawn to include the existing carpark which was inadvertently omitted from the previous Structure Plan.
 - (c) A maximum RL for the Club house and Service Areas is now proposed to ensure that future buildings will not protrude above the landform or vegetation, and in the case of the Service Area, that future buildings will be of a similar height to the existing maintenance shed. The Service Area includes raised ground on the west side of the shed which is suitable for additional buildings provided they are cut into the slope.
 - (d) A LAMA adjacent to Activity Area 1 has been identified to ensure the existing pine trees are retained or replaced with appropriate plantings.
 - (e) The identification of a walking / bike trail along the eastern boundary of the Site, linking McDonnell and Hogans Gully Roads. This trail will provide a public connection between Arrowtown and Hogans Gully for recreational cyclists and walkers.
 - (f) A maximum residential unit yield is now proposed for each Activity area.
 - (g) Building design guidelines have been prepared which are proposed to apply to all new buildings in the Zone.

71. In the next sections of my evidence I provide an overview of my analysis and workings that have informed the key aspects of HRZ Structure Plan and rules.

MAXIMUM RESIDENTIAL YIELD

72. A maximum of 150 residential units are proposed within the HRZ.
73. This equates to an average density of 13.5 units per hectare (gross) over Activity Areas A1 – A7, A9 and Area S (noting that only 1 residential unit is permitted for the Homesites). It was determined that this density would allow a diversity of lot layout and building typology for a play and stay resort model and would enable the establishment of duplex or terrace style units in some areas (e.g. A9, which is not visible from outside the Site).
74. I understand that it is proposed to include a rule in the HRZ provisions which sets a maximum number of residential units for each Activity Area. The maximum number of units stated in the rule is derived from my calculated average density of 13.5 units per ha (for each Activity Area) (refer **Figure 4.1**).
75. I note that within the calculated average density a range of small to large lots/units is provided for across each of the Activity Areas. I consider this appropriate, because at this stage in resort planning (i.e. zoning) the exact nature and location of building types cannot be fully determined, so an allowance needs to be made within the rules to enable a range of future development opportunities/outcomes, subject to ensuring that the landscape and open space character of the Site is maintained.
76. To understand the proposed maximum densities, I have undertaken comparison of neighbourhoods with a similar density from the nearby Millbrook Resort (refer **Figure 4.2** of my attachments). Example A at Settlers Way / The Mews and Fox's Rush is 12 and 20 units respectively per Ha, with lot size ranging from 140 to 480m². Example B at Malaghans Ridge is around 8 units per Ha, with lot size ranging between roughly 600 and 1,000m². With a maximum yield of 150 units at the Hills Zone similar densities as shown in the Millbrook case study can be developed to allow for a mixed range of building typologies and resort accommodation.

77. It is also noted from the Millbrook case study that building size is linked to lot size/density – i.e:
- (a) Lot size 950m², building 310m² (i.e. a lower density);
 - (b) Lot size 660m², building 260m²;
 - (c) Lot size 480m², building 200m²; and
 - (d) Lot size 143m², building 85m² (i.e. a higher density).
78. Therefore as density increases, building size generally reduces.
79. On this basis it is anticipated that for the HRZ there will be a minimal degree of perceived difference from outside the Site (as to the amount of built form) if the Site is developed to yield the full 150 residential units (being the maximum yield permitted by the HRZ rules) or a lesser yield, noting again that in either case, all development must accord with the Structure Plan and be contained within the defined Activity Areas, which will ensure that whatever the development (and yield) pursued, it will not compromise landscape character and visual effects in the wider landscape setting.

WALKING / CYCLING TRAIL

80. The walking/cycle trail location was selected based on the following criteria:
- (a) To provide elevated views of surrounding landscape;
 - (b) At a gradient where walking / cycling would be possible;
 - (c) To minimise conflicts with the golf course;
 - (d) To enable its integration with future internal access roads; and
 - (e) To provide for plantings or landform modification in some areas so that the existing golf course will not feel overlooked.
81. In general, the trail will provide a link along the south eastern part of the Site from McDonnell Road (where an existing roadside track exists) to Hogans Gully Road. It will allow members of the public to enjoy the landscape and take a safe route to Lake Hayes without needing to travel

along the busier Arrowtown - Lake Hayes Road. It will create a recreational opportunity for a growing population in the McDonnell Road / South Arrowtown and wider area.

THE HILLS RESORT ZONE OPEN SPACE RATIO

82. Supporting a continuation of the open space dominated landuse ribbon surrounding Arrowtown, within the HRZ a maximum site coverage of between 1.8% (for an average future building size of 150m²) and 3.6% (for an average future building size of 350m²) is anticipated to be achieved. The calculation of these figures includes existing buildings within the Site, allows for additional buildings within the Clubhouse Area totalling 2,500m², and assumes a maximum yield of 150 lots. Based on the building/lot size comparison discussed earlier in my evidence and shown in **Figure 4.2** of my **attachments**, an average building size of between 150m² and 350m² would seem a reasonable assumption for a maximum yield of 150 units, within the HRZ.
83. Accordingly, if the Site is developed to its maximum residential yield (150 units) and with larger dwellings (350m² average size), a predominance of open space (96.4 %) will be retained.

BUILDING DESIGN GUIDELINES

84. The proposed Hills Resort Zone provisions include rules relating to building locations, heights, materials and colours and landscaping. I understand the intent of these rules is to address the potential external effects of future development within the Zone (i.e. effects external to the Site).
85. Since the Stage 2 submission was lodged, further consideration has been given to the measures necessary to ensure that high levels of internal amenity continue to be achieved within the Site, for the benefit of future residents and visitors to the Site, and users of the golf course, and to ensure that the Site retains its unique and exceptionally high quality design that sets it apart from other developments.
86. Accordingly, draft building design guidelines (**Guidelines**) have been prepared which are intended to apply to all new buildings in the Zone. I understand that while building controls that relate to exterior colours and materials are contained within the Zone rules, the Guidelines will sit outside

of the District Plan and will be privately implemented. For example, I understand that there could be a private requirement for all new builds to have plans reviewed and approved by a Hills Design Management Board (or similar) prior to lodgement with QLDC for resource consent.

87. In this way a clear division is proposed between controls that promote quality landscape and architectural outcomes within the Site (managed through the Guidelines) and controls on development and built form that are aimed at addressing potential effects external to the Site (managed through the HRZ rules).
88. I prepared the first draft of the building design Guidelines through a process of reviewing the existing buildings at The Hills and defining key attributes of these buildings that should inform appropriate controls for future builds.
89. The draft Guidelines were then provided to Anna Marie Chin, the architect responsible for the design of the Lodge and one of the Hill family residences, for review. I understand that Ms Chin has prepared a separate statement of evidence in which she further explains her review of the Guidelines. In general terms, the intention is that the Guidelines will set the tone for development, without being overly prescriptive with a lengthy set of rules and controls. Rather, they provide a framework or benchmark to assess future builds against.

PHOTOMONTAGE AND METHODOLOGY

90. During preparation of the Stage 2 Structure Plan and as an analysis tool, a photomontage was prepared by SITE to simulate the development that would be enabled under the proposed Hills Resort zoning in accordance with the Structure Plan.
91. The methodology adopted to prepare the photomontage followed the Best Practice Guide to Visual Simulations no. 10.2 prepared by the New Zealand Institute of Landscape Architects. In particular:
 - (a) The photo was taken from an elevated viewpoint on Advance Terrace representative of private residences. This view was chosen as it was determined to be the view point with the greatest potential for building visibility, at a range of 500 from site.

- (b) In Sketchup (3d computer modelling software), a 3d model of development that would be enabled by the proposed Hills Resort Zone Structure Plan and rules was produced. A mid range density was modelled (relating to a total of 91 units in the zone), specifically 7 units to A1, 18 units to A4, 10 units to A5, 7 units to A6, 4 units to A7, and a single unit to homesite HS6.
 - (c) Typical building typologies with a ground footprint between 170m²-220m² of 8m in height using the nominated maximum datum heights were developed and placed within the Activity Areas.
 - (d) Buildings to Activity Areas A4, A5, A6, A7 and A1 were modelled as 8m high including a 2m high gable (which meets the proposed height control rule for A4 and A5).
 - (e) Buildings in Activity Area HS6 were modelled at 5.5m with a flat roof, as per the proposed height controls for this area.
 - (f) Colours were a combination of mid grey, light grey and brown for cladding, and dark grey for roofs, indicative of stained cedar, stone cladding or tray roofing. Generic windows were shown on most elevations.
 - (g) No buildings were modelled to Activity Area C as buildings in these areas are unlikely to be visible with the proposed RL and height limits in place. The accessways were also not modelled.
 - (h) LAMA areas L4 and L5 were modelled where required to soften the form of the buildings in the landscape, with an anticipated growth of 5 - 10 years.
 - (i) The simulations were then layered in photoshop (image editing software), aligning the 3d model with survey points in the photos.
92. The photomontage described above is included in the masterplanning report accompanying the Stage 2 Submission.

RESPONSE TO COUNCIL'S S42A REPORT AND EVIDENCE

93. I have reviewed the evidence by Ms Gilbert on behalf of QLDC, dated 28th May 2018, and supplementary evidence dated 6 June 2018 in respect of

the HRZ. I comment on her evidence below to the extent it is relevant to my involvement in analysis and formulation of the HRZ.

94. In her paragraph 2.1.6 Ms Gilbert notes *“that the density and character of such a development is a significant departure from the more traditional rural residential development character within the Basin, and the very carefully considered (and visually discreet) consented development on the property”*. I accept that the density and character would be a departure from the more traditional rural residential character within the Basin, but consider that discretely and well placed pockets of dense development within the established golf and parkland character of the Site will contribute positively to the character of the Arrowtown fringe. I also consider the proposed Structure Plan, while differing from the approach of the consented development on the Site, upholds the guiding design principles that were formulated at the time, which will ensure that the landscape elements of the Site will continue to dominate; the integrity of the golf course and park land will be preserved; that development will be non urban, low impact and integrated into the topography; and that open space will predominate.
95. Ms Gilbert also notes *“the extent of urban parkland landscape character anticipated by this submission (and adjacent Arrowtown) runs the risk of a perception of urban type development sprawling across the Basin;”*
96. I do not agree that the HRZ will create urban sprawl through the Basin, nor will it be perceived as such. In my opinion, urban sprawl could be defined as a consistent pattern of built form permeating out from the existing urban edge of Arrowtown, with minimal areas of open space/rural land to separate new built developments. The HRZ will have such a high degree of open space retained that it will be perceived as isolated and discrete pockets of development within a large open space environment. I consider that, in contrast, large areas of rural living spread out over the Basin could amount to patterning that could be perceived as 'sprawl' (all be it semi-rural in nature) because there is minimal scope to allow for diversity of subdivision layout, densities and open space.
97. I consider the layout of the HRZ Structure Plan, including the Activity Areas, organically follows topography and landscape features, and will thus integrate well within the landscape. The Activity Areas will be separated

by large areas of open space (by way of the golf courses), landscaping, and there will be minimal definition of legal boundaries.

98. I consider that providing a high quality resort style setting surrounding Arrowtown (with both The Hills and Millbrook) is appropriate land-use planning, and limits (rather than exacerbates) the potential for future urban sprawl, because it ensures that the greater part of the land is protected and managed for open space and recreational activities.
99. I consider that in the wider landscape context the HRZ will read as nodes of buildings, running with topography and landform set within a broad expanse of open space.

CONCLUSION

100. Preparation of the proposed HRZ has been an iterative process involving input from masterplanning, planning and landscape assessment professionals, to provide a framework for future development while ensuring potential external and internal landscape effects are minimised.
101. The intention of the Hills Resort Zone is to provide a framework for long term development and management of the Hills Golf Course and its surrounds by catering for a range of existing and complementary future activities while ensuring that open space predominates and that this, along with natural landscape character and amenity values are maintained and enhanced.
102. The HRZ Structure Plan builds on the original vision for the 17 Lot resource consent approved in 2009. It also takes account of and seeks to provide for changes to the Site brought about by recent developments including the 9 hole Short Course, and recently established buildings and residential building developments within the Site, while continuing to provide a world class championship golfing experience.
103. The Structure Plan endeavours to recognise and provide for these existing activities and to provide for additional complementary activities on a long term basis and in a manner and design that harmonises future development outcomes with the landscape.

R Tyler

June 2018

ANNEXURES:

Figure 0:	Context Diagram
Figure 0.1:	Landscape Character
Figure 1:	Visibility Analysis
Figure 2:	Figure 2 - Visibility / Structure Plan Overlay
Figure 3:	The Hills Resort Zone District Plan Diagram
Figure 4:	Annotated Structure Plan
Figure 4.1:	Density Table
Figure 4.2:	Density Comparison – Millbrook Examples

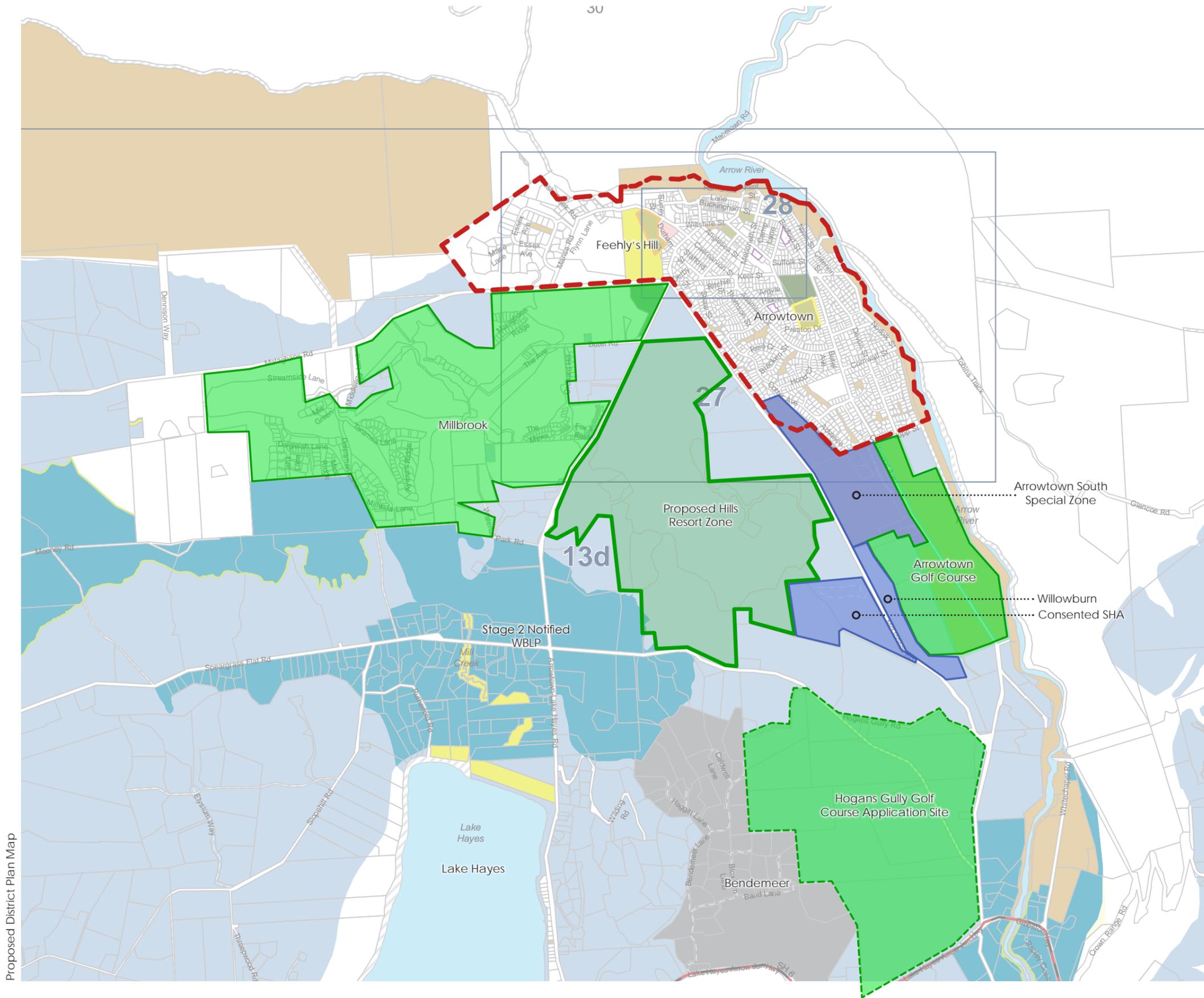


The Hills Resort Zone

HEARING FIGURES

12.06.18

SITE



Proposed District Plan Map

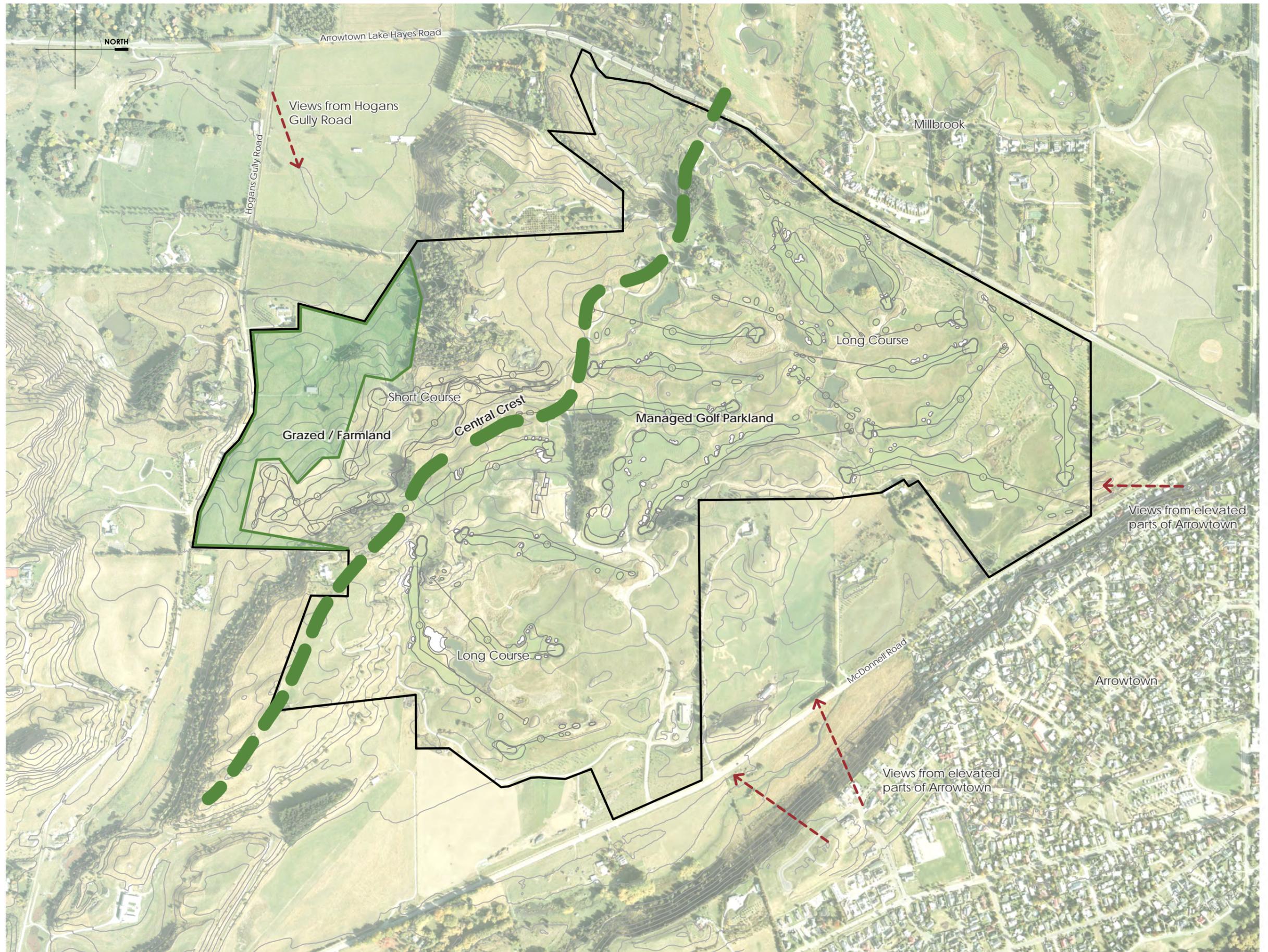
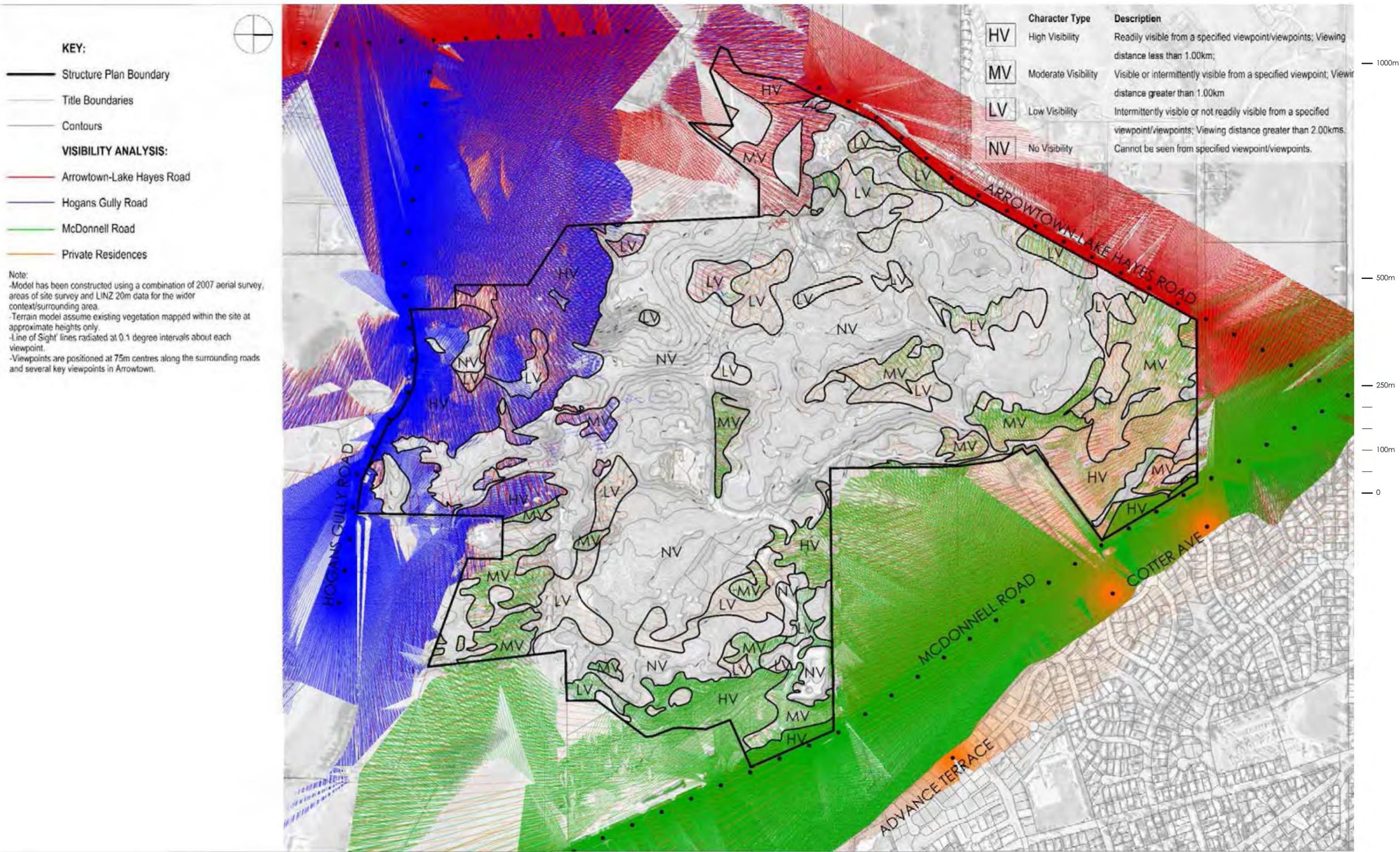
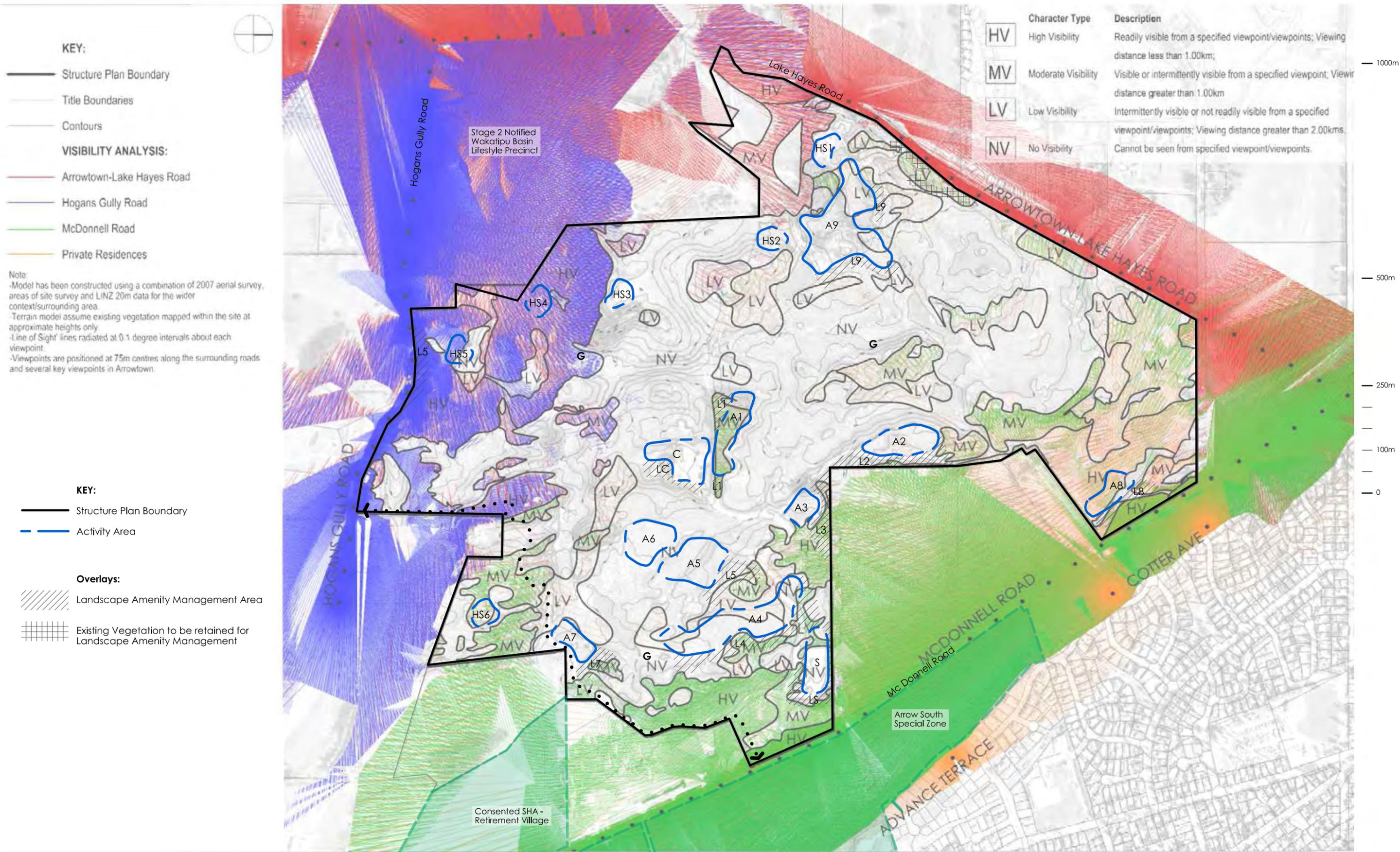


FIGURE 0.1: Landscape Character



Visibility Analysis supplied by Darby Partners



KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

VISIBILITY ANALYSIS:

- Arrowtown-Lake Hayes Road
- Hogans Gully Road
- McDonnell Road
- Private Residences

Note:

- Model has been constructed using a combination of 2007 aerial survey, areas of site survey and LINZ 20m data for the wider context/surrounding area.
- Terrain model assume existing vegetation mapped within the site at approximate heights only.
- Line of Sight lines radiated at 0.1 degree intervals about each viewpoint.
- Viewpoints are positioned at 75m centres along the surrounding roads and several key viewpoints in Arrowtown.

KEY:

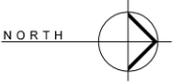
- Structure Plan Boundary
- Activity Area

Overlays:

- Landscape Amenity Management Area
- Existing Vegetation to be retained for Landscape Amenity Management

Character Type	Description
HV	High Visibility Readily visible from a specified viewpoint/viewpoints; Viewing distance less than 1.00km;
MV	Moderate Visibility Visible or intermittently visible from a specified viewpoint; Viewing distance greater than 1.00km
LV	Low Visibility Intermittently visible or not readily visible from a specified viewpoint/viewpoints; Viewing distance greater than 2.00kms.
NV	No Visibility Cannot be seen from specified viewpoint/viewpoints.

Visibility Analysis supplied by Darby Partners



KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3,000m²)
- S Resort Services & Staff Accommodation

Note: all activity areas include G: Golf course, open space and farming

-  Activity Area
-  Road Access (location indicative)
-  Main Access Point
-  Walking / Bike Trail (location indicative)

OVERLAYS

-  Landscape Amenity Management Area
-  Existing Vegetation to be retained for Landscape Amenity Management

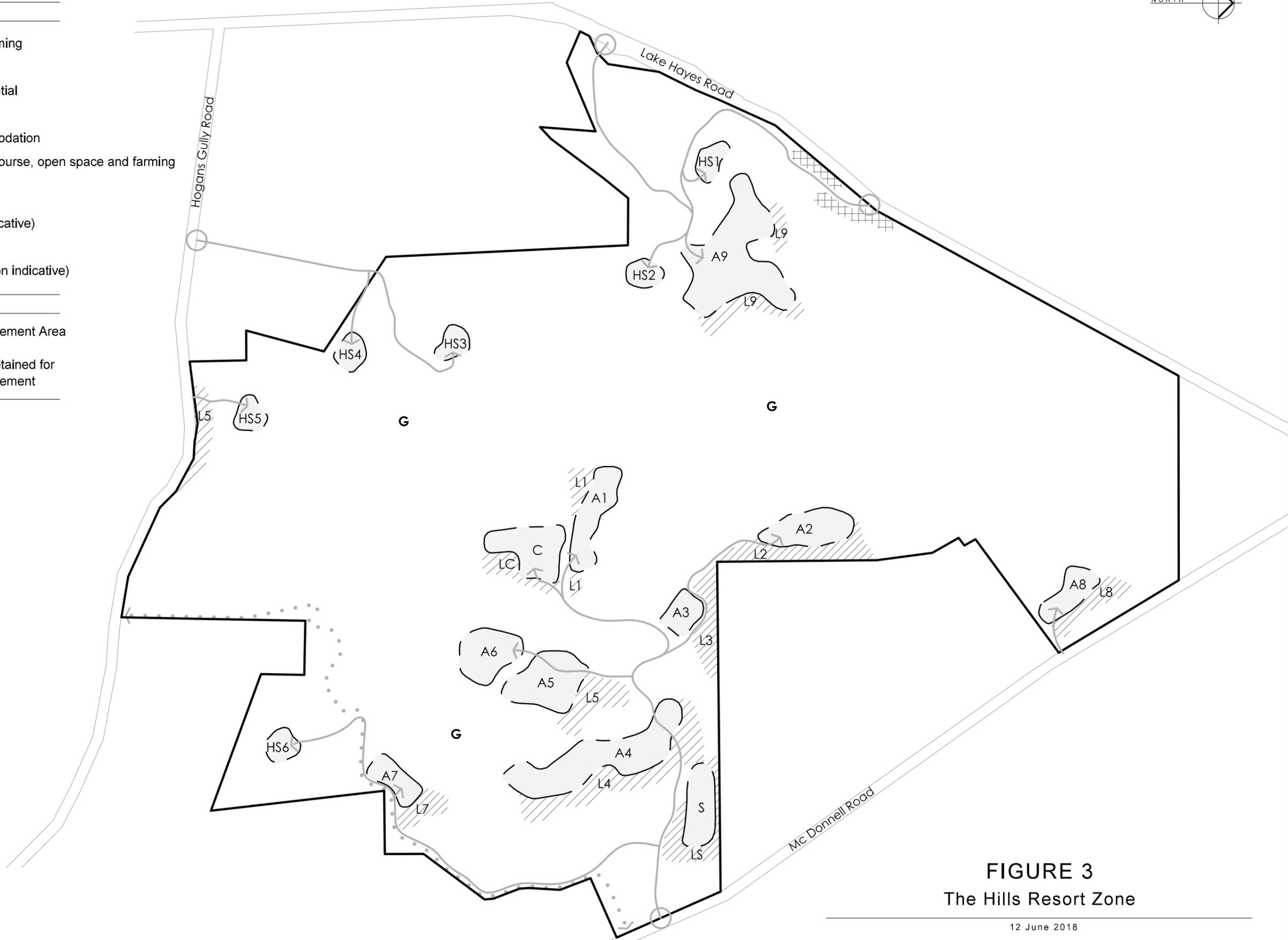


FIGURE 3
The Hills Resort Zone

12 June 2018



KEY:

- Structure Plan Boundary
- Activity Area

Activity Areas:

- G: Golf course, open space and farming
- C: Clubhouse
- A: Visitor Accommodation / Residential
- HS: Homesite (3,000m²)
- S: Resort Services & Staff Accommodation

Note: all activity areas include G: Golf course, open space and farming

Overlays:

- Landscape Amenity Management Area
- Existing Vegetation to be retained for Landscape Amenity Management

- Existing access point
- Road access
- Buggy / cart access
- Walking / Bike Trail

(All routes location indicative)

Context:

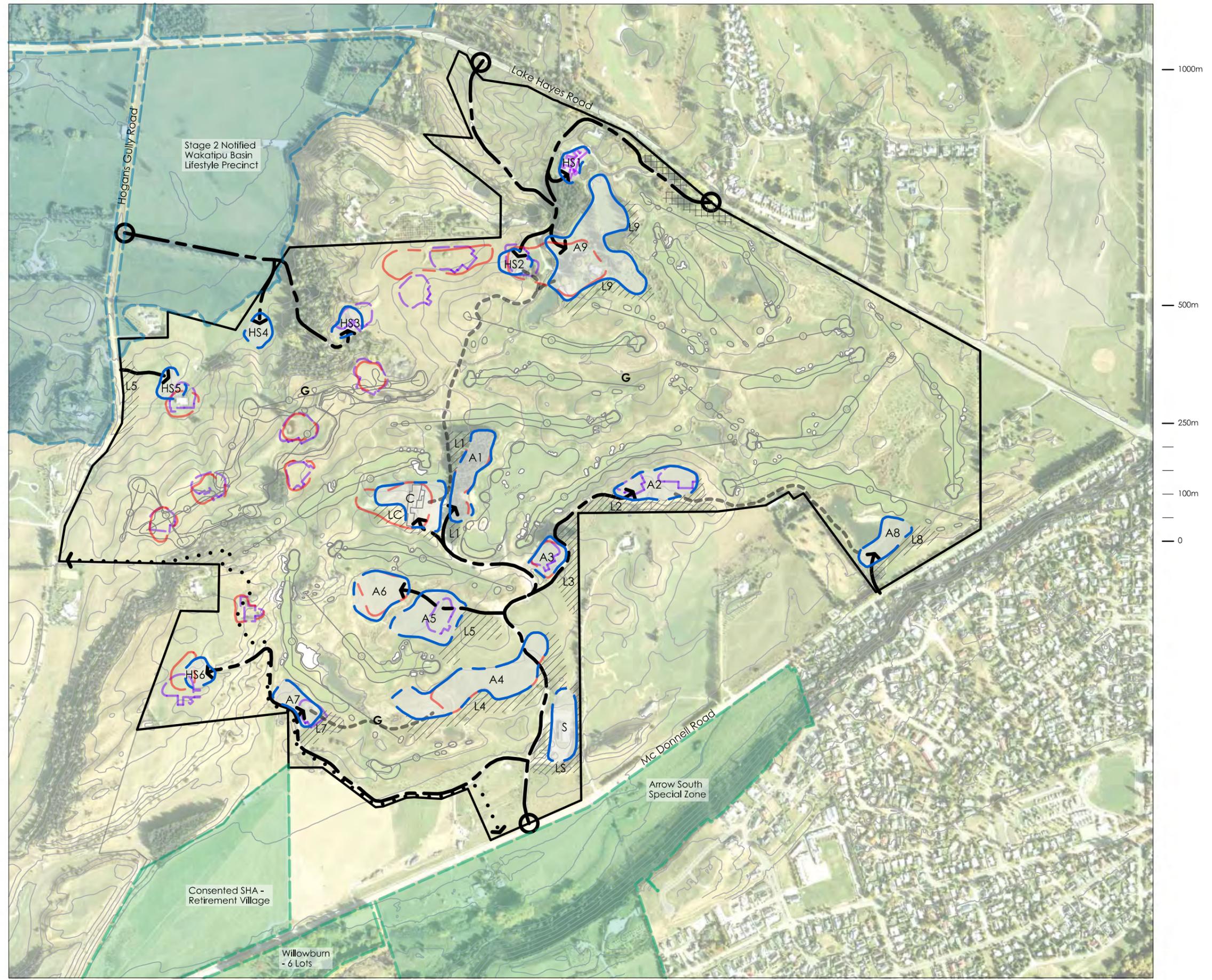
- Stage 2 Notified Wakatipu Basin Lifestyle Precinct
- Other Consented Development
- Oct 2015 Submission Activity Area
- Previously consented homesites & Hills Lodge

The Hills Structure Plan - Area Schedule
15.05.18

Activity Area	Size
A1	0.9 Ha
A2	0.9 Ha
A3	0.4 Ha
A4	2.2 Ha
A5	1.2 Ha
A6	0.9 Ha
A7	0.5 Ha
A8	0.6 Ha
A9	2.7 Ha
H1	0.3 Ha
H2	0.3 Ha
H3	0.3 Ha
H4	0.3 Ha
H5	0.3 Ha
H6	0.3 Ha
S	0.77 Ha
C	1.0 Ha

Structure Plan Area	162.3 Ha
Total Activity Area	12.8 Ha

(Excl Clubhouse)



The Hills Structure Plan - Yield Schedule
28.05.18

Activity Area	Size	Density (unit/Ha)		Units		Height Limit
		Low	High	Low	High	
A1	0.9 Ha	1	13.5	1	12	RL 418.5 masl - 8m
A2	0.9 Ha	1	13.5	1	12	RL 416 masl - 8m
A3	0.4 Ha	1	13.5	1	5	RL 421 masl - 8m
A4	2.2 Ha	1	13.5	1	30	RL 418 masl - 8m
A5	1.2 Ha	1	13.5	1	16	RL 419.5 masl - 8m
A6	0.9 Ha	1	13.5	1	12	RL 419.5 masl - 8m
A7	0.5 Ha	1	13.5	1	6	RL 414 masl - 8m
A8	0.6 Ha	1	4	1	2	RL 402.5 masl - 6.7m
A9	2.7 Ha	1	13.5	1	36	RL 417.5 masl - 8m
		Subtotal		9	133	
S	0.8 Ha	1	13.5	1	11	RL 408.5 masl - 8m
C	1.0 Ha					RL 425.0 masl - 8m
		Subtotal		1	11	
H1	0.3 Ha			1	1	RL 419 masl - 8m
H2	0.3 Ha			1	1	RL 421.5 masl - 8m
H3	0.3 Ha			1	1	RL 408 masl - 8m
H4	0.3 Ha			1	1	RL 374.5 masl - 8m
H5	0.3 Ha			1	1	RL 370 masl - 8m
H6	0.3 Ha			1	1	RL 437.5 masl - 5.5m
		Subtotal		6	6	
		Total		16	150	
Total Structure Plan Area		162 Ha				
Ave. Lot (per land area)				10.1 Ha	1.1 Ha	

FIGURE 4.1: Density Table



EXAMPLE A: Millbrook - Settlers Way / The Mews / Fox's Rush
1:1,250 @ A3



EXAMPLE B: Millbrook - Malaghans Ridge
1:1,250 @ A3



View A: Fox's Rush



View B: Chalmers Close



View D: Malaghans Ridge



View C: McKillop Lane