

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 DARRYL SAMPSON AND LOUISE COOPER (#495)
Submitter

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

23rd AUGUST 2017

- 1 My name is Benjamin Espie.
- 2 My evidence in chief dated 9th June 2017 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping hearings.
- 3 In summary, it is agreed by Dr Read and myself that rezoning all of the subject site except the steep escarpment to allow for urban development is appropriate in relation to landscape character and visual effects. In response to this, the Submitter has amended the relief that is sought such that rezoning is no longer proposed over the escarpment part of the subject site, as per Appendix 1 of my evidence in chief. I agree that this relief is appropriate, however, in my opinion, the same could be achieved by rezoning all of the subject site while placing a Building Restriction Area (BRA) over the part of the site that is the steep escarpment (which is identified on Appendix 1 of my evidence in chief).
- 4 The existing landscape character of the vicinity of the Arthur's Point Rural Visitor Zone (RVZ) is made up of the wild, undeveloped and steep-sided Shotover Gorge; dense visitor/commercial/residential development on the operative RVZ area of the flat terrace landform (and also spilling over onto the upper escarpment face in some locations); and rural pasture land extending out to the east to meet Littles Road and beyond. The southern and eastern boundaries of the operative RVZ have been drawn in a way that does not accurately relate to landform or land use patterns.
- 5 In my opinion RVZ activities (or other urban activities such as those provided for by the Proposed District Plan's Low or Medium Density Residential Zones) over the subject site would not lead to a degradation of existing landscape character. Additionally, I support maintaining the escarpment part of the site in an unbuilt state. This is a part of the site that is sensitive in terms of landscape character; it is part of a valued ONF.
- 6 A number of observer groups will have the ability to see activities enabled by the proposed situation. In all instances, these activities would appear as a particularly minor and visually logical extension to activities that are already enabled by the operative situation. I consider that visual effects will be slight at worst.
- 7 The Submitter's amended relief (or one that rezones all of the site but with a BRA over the escarpment area) accords with my findings as summarised above and also accords with the findings of Dr Read.

Ben Espie

vivian+espie

23rd August 2017