

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource Management Act 1991

AND Hearings Stream 14; # 2313 Hogans Gulley Farm Ltd

STATEMENT OF EVIDENCE OF PATRICK BAXTER ON BEHALF OF HOGANS GULLY FARM LTD

DATED 25 July 2018



Introduction and Qualifications

1. My full name is Patrick John Baxter. I hold a Bachelor of Science degree in Geography from 1981 and a Post Graduate Diploma in Landscape Architecture from 1984. I am a Director of Baxter Design Group Limited, a Queenstown based consultancy specialising in landscape architecture, urban design, master planning and landscape planning and I am a registered member of the New Zealand Institute of Landscape Architects.
2. I have worked in the Queenstown Lakes District since 1989. I was employed in the Queenstown office of Boffa Miskell from 1989 until 1998. In 1998, I established my own practice specialising in landscape architecture, urban design and masterplanning. Baxter Design currently employs 6 staff and is working on projects throughout New Zealand and the South Pacific.
3. I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
4. In this brief statement evidence, I address the matters raised by Helen Mellsop in her Rebuttal Evidence dated 27 June 2018 in regards to Hearing Stream 14 of the Wakatipu Basin hearings and transferred Stage 1 submissions related to Arrowtown and Lake Hayes.
5. I also describe briefly the Resource Consent process which has occurred parallel to these submissions and in particular relevant points in regards to the proposed development. The proposed ecological responses, design controls and proposed relevant rules and policies specific to this project have been developed above and beyond the information submitted to the Proposed District Plan process.

Attachments

6. The following plans are attached, by way of example, to this summary for the information of the panel:
 - **Attachment A** – Hogans Gully Farm - Landuse Types Plan (Ref Baxter Design: 2512 SK81)
 - **Attachment B** – Hogans Gully Farm – Planting Typologies (Ref: Baxter Design: 2512 SK110)
 - **Attachment C:** - Hogans Gully Farm – R9 Developed Concept Plan (Ref: Baxter Design 2512 SK98)
 - **Attachment D:** -Hogans Gully Farm – Concept Masterplan (Ref: Baxter Design 21512 SK117)

Rebuttal Evidence of Ms Mellsop

7. Ms Mellsop expresses concerns (Mellsop para 4.3) regarding the '*overall extent of the indigenous plantings and the extent of revegetation required*'. I can confirm that the proposed revegetation is a substantial undertaking and is a fundamental part of the consent application made to Council for this landscape. At 55 hectares, this is by far the largest proposed revegetation programme within the Wakatipu Basin and within the wider region. Having worked closely with Glen Davis, the project ecologist on other projects and, been familiar with the site landscape characteristics, I confirm that the scale of proposed plantings is achievable and will succeed. The proposed plant species have been grown successfully on many smaller sites within the vicinity of the proposed development. The only other indigenous plantings of a similar scale undertaken within the district are those undertaken at Motutapu Station, Wanaka, albeit a slightly lesser scale, all of which are surviving and growing well
8. **Attachments A & B** show the intended scale and form of the proposed planting typologies and patterns.
9. Ms Mellsop describes how (Mellsop para 4.5) 30% of the landscaping around the dwellings could be in exotic trees and plants which '*may detract from the character and legibility of the landscape*'. This statement is incorrect. All proposed plantings around and within lots shall be indigenous plantings with a very small allowance for herbs and vegetables.
10. I have included my **Attachment C** as an example of the intended design outcome which encompasses the proposed clusters, this example being Cluster R9. The layout of those clusters is shown on the wider site on the masterplan, my **Attachment D**.
11. Ms Mellsop (Mellsop para 4.6) raises concerns in regards to the height limit proposed for the residential dwellings and notes that is '*very restrictive*'. That is the very intent of the controls. I have worked on many dwellings with similar heights and that height was agreed between myself and the architect Mr Andrew Paterson, who also agrees that is a realistic height for contemporary horizontally formed dwellings. Those heights have been carefully considered in the layout of the dwelling clusters and any infringement on those heights would have site wide effects. No exemption to those heights are anticipated or proposed.
12. The retention of that dwelling height is an integral design component of the wider vision, being part of the consistent mix of indigenous vegetation and dwelling, fundamentals to the overall project vision and also, by way of example, similar to the controlled dwelling forms at Perkins Bay, Wanaka. I was the co-author of the design controls for Millbrook and have sat on the Design Review Board at

Millbrook for 18 years, assessing every proposed dwelling on the resort. Those controls are robust and have been unchallengeable. I can see no impediment to achieving the proposed design vision at Hogans Gulley.

13. Ms Mellsop discusses the differences, or similarities, in her opinion, between the proposed scale and form of development at Hogans Gulley Farm and that of Millbrook Resort (Mellsop para 4.8). I have been the principal Landscape Architect and Master planner at Millbrook since 1989 and can confirm that the differences between the Millbrook amenity, scale and character are fundamentally different on all levels and detail. These differences include:

- Millbrook is highly visible from surrounding public roads within the basin. The Hogan Gulley Farm edges will be substantially retained in the current rural character with the bulk of the development only visible from the Zig-Zag at distance.
- Millbrook dwellings range from 5.5 – 7.5 metres in height, set amongst a manicured traditional open landscape, with exotic trees and mixed gardens. The Hogan Gulley dwellings are low dwellings (3.75 metres), set amongst substantial and extensive ecological plantings (55 ha), that being the fundamental base of the project design philosophy.
- The Hogan Gulley Farm dwellings are located on the upper terrace of the site, over a limited area, approximately 850 metres from the western to the easternmost proposed residential dwellings. Millbrook, by way of comparison, is spread over 2.7 kilometres west – east and often close to surrounding roads

P J Baxter

25th July 2018