

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

In the matter **OF THE RESOURCE MANAGEMENT ACT 1991**

and

In the matter **OF A PRIVATE PLAN CHANGE TO THE QUEENSTOWN
LAKES PROPOSED DISTRICT PLAN: PROPOSED
PRIVATE PLAN CHANGE 1 THE HILLS RESORT ZONE**

JOINT WITNESS STATEMENT

LANDSCAPE

Dated: 27 March 2026

1. INTRODUCTION

- 1.1 This joint witness statement relates to expert conferencing on the topic of landscape.
- 1.2 This joint witness statement relates to a request for a private plan change to Chapter 47 – The Hills Resort Zone (**THRZ**) of the Queenstown Lakes District Council's (**QLDC/Council**) Proposed District Plan (**PDP**). The request was made by the landowner, The Hills Resort Limited (**THRL**), to change the zone's current Structure Plan by amending the location and extent of existing activity areas, establishing 11 additional home sites in the south of THRZ and providing for three new activity areas associated with the resort, along with consequential amendments to provisions arising from these changes (**Plan Change**).
- 1.3 The expert conferencing was held via [video conference / email exchange between the experts] on Friday 26 March 2026. The session was not facilitated, and only the two landscape experts attended.
- 1.4 The expert attendees at the conference were:
 - (a) **Yvonne Pflüger** for the Proponent, THRL. Ms Pfluger is the author of a statement of evidence dated 13 March 2026.
 - (b) **Bridget Gilbert** for QLDC. Ms Gilbert is the author of a statement of evidence dated 13 February 2026.

2. CODE OF CONDUCT

- 2.1 This joint witness statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.
- 2.2 We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it. The experts confirm that the issues addressed in this joint witness statement are within our area of expertise, unless stated otherwise.

3. PURPOSE AND SCOPE OF CONFERENCING

- 3.1 The purpose of conferencing was to identify, discuss and highlight points of agreement and disagreement between the two landscape experts.

- 3.2 Conferencing proceeded in line with the agenda agreed to by all relevant parties and experts.
- 3.3 The attendees reviewed each other's evidence prior to conferencing.
- 3.4 The following records the agreed issues, areas of disagreement and the reasons, along with any reservations.
- 3.5 YP and BG are in general agreement that the landscape effects of the development enabled by THRZ PPC will be minor; and the development outcome will maintain the landscape character and amenity values of THRZ and the surrounding environment, making it appropriate from a landscape perspective.
- 3.6 YP and BG agree that the new access from Hogans Gully Road is appropriate from a landscape effects perspective. The screenshot below shows the proposed access relocation in relation to existing contours (1m intervals). (NB the structure plan graphic with contours attached to Mr Thompson's evidence shows 0.5m contours.)

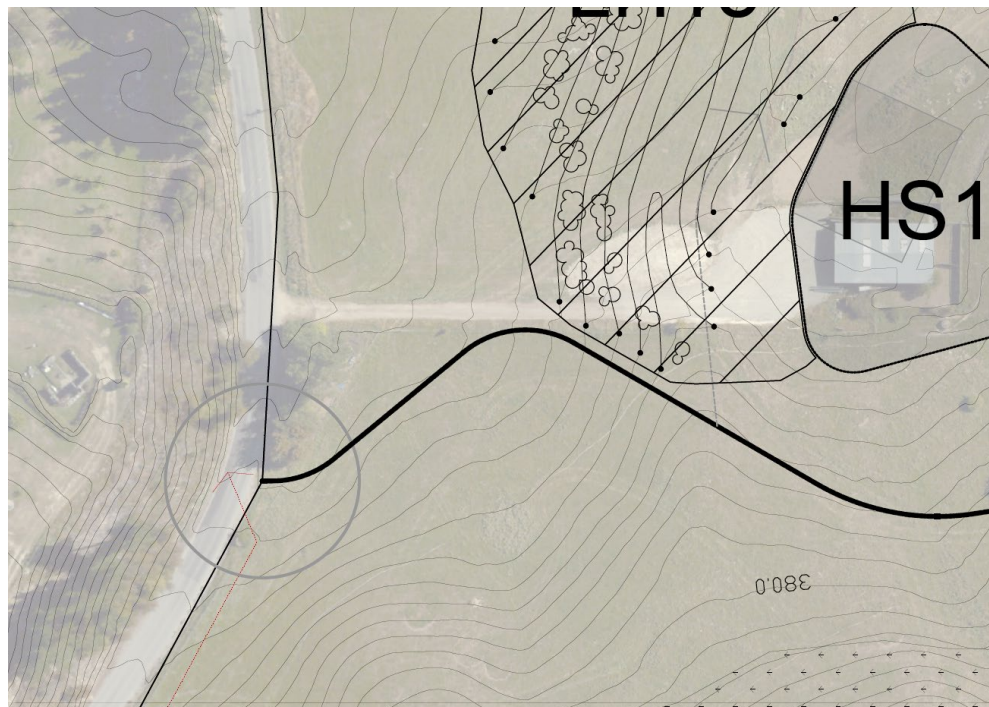


Figure 1 showing amended entrance location off Hogans Gully Road with 1m contours

- 3.7 YP and BG agree that the following documents will be provided prior to the hearing to enable a clear understanding of the amended provisions and supporting analytical material in comparison with the notified PC documents:

- (a) THRL to provide the full Structure Plan on an aerial photograph base with contours (as shown in the notified structure plan package).
 - (b) THRL to provide a version of the visual simulations with no planting (as shown in the notified structure plan package). These simulations are in addition to the versions of the visual simulations with rendered planting that are attached to Ms Pflüger's evidence.
- 3.8 YP and BG agree that it is appropriate that the additional information set out above (paragraph 3.7) will be provided to the Panel, Council and submitters prior to the hearing.
- 3.9 It is understood that THRL is currently looking at an alternative route for the walking/ cycling trail off McDonnell Road to address the Dan submission points. Alternatively, THRL has proposed to include a matter of control in Rule 47.4.1 (f) "*Planting to ensure maintenance of privacy to Lot 2 DP 518669*" that enables the assessment of necessary planting at the time consent is sought to form the trail.
- 3.10 YP and BG defer to the planners with respect to the appropriateness of the extent of the trail along the Hogans Gully Rd frontage.
- 3.11 YP and BG defer to the planners with respect to the appropriateness of the 1m height infringement RDA approach in managing landscape related effects for HSs 10, 12, 15 and 16.
- 3.12 BG reserves the opportunity to update her comments once she has viewed the poles in situ on the morning of Tuesday 14 April 2026.

Date: 27 March 2026



Yvonne Pflüger



Bridget Gilbert