

11 August 2020

**REF:** Stage 3b of the Proposed District Plan - Gibbston Valley Station Ltd (31037) – Lot 4 DP 27586

**TO:** The Hearings Panel for the Queenstown Lakes Proposed District Plan

**FROM:** Tony Milne – Rough & Milne Landscape Architects

**SUBJECT:** Addendum to Landscape and Visual Assessment Evidence

#### **ADDENDUM TO LANDSCAPE AND VISUAL AMENITY ASSESSMENT FOR GIBBSTON VALLEY STATION (31037)**

Following the Commissioners' request, please find attached an A3 Viewpoint 6 - Photo Overlay. Further to that, I set out the following response regarding the preparation of the photo overlay which should be read in conjunction with the attached.

The proposed development areas, along with the proposed RVZ boundary, have been overlaid on a photograph from Viewpoint 6 – Crown Range Road Lookout. Rather than using the photograph (*Figure 4: Google Streetview Crown Range Lookout towards Gibbston Valley*) included in my evidence, I visited the lookout on Tuesday 4 August 2020 and have taken a new photograph. Figure 4 was a google streetview and was used as I prepared my evidence during lockdown and I could not access the Crown Range Road. I am of the opinion an actual photograph is a more accurate representation of the view attained from this location.

I can certainly understand the Commissioners' request regarding the overlay, especially for contextual purposes. In considering the viewpoint overlay, I draw the Commissioners' attention to paragraphs 123 – 125 (pages 30 – 31) of my Evidence in Chief. I acknowledge that part of proposed Development Area 4 will also be visible in this view. Apart from that addition, I confirm that I am comfortable with my description of the view and the conclusions I reach regarding potential effects.

However, I would also like to draw the Commissioners' attention to two matters to be considered when appraising this photo viewpoint. First, one must remember that the outline of the development areas depicted on the viewpoint photo is simply a graphic representation, not unlike a contour line, and quite different to any future built form coverage that will be enabled by the proposed zoning. Future buildings will be dotted or clustered within the development areas, rather than filling them out; with the final layout, density and design determined through an RDA process.

Second, this is a stationary viewpoint whereas the majority of the users travelling the Crown Range Road are in vehicles and do so at a range of speeds. Most of these travellers do not necessarily stop at the lookout. I do acknowledge the lookout is well used, and from my observations especially for a photo opportunity looking out across the Wakitipu Basin to Lake Wakatipu, in other words almost the opposite direction to this viewpoint.

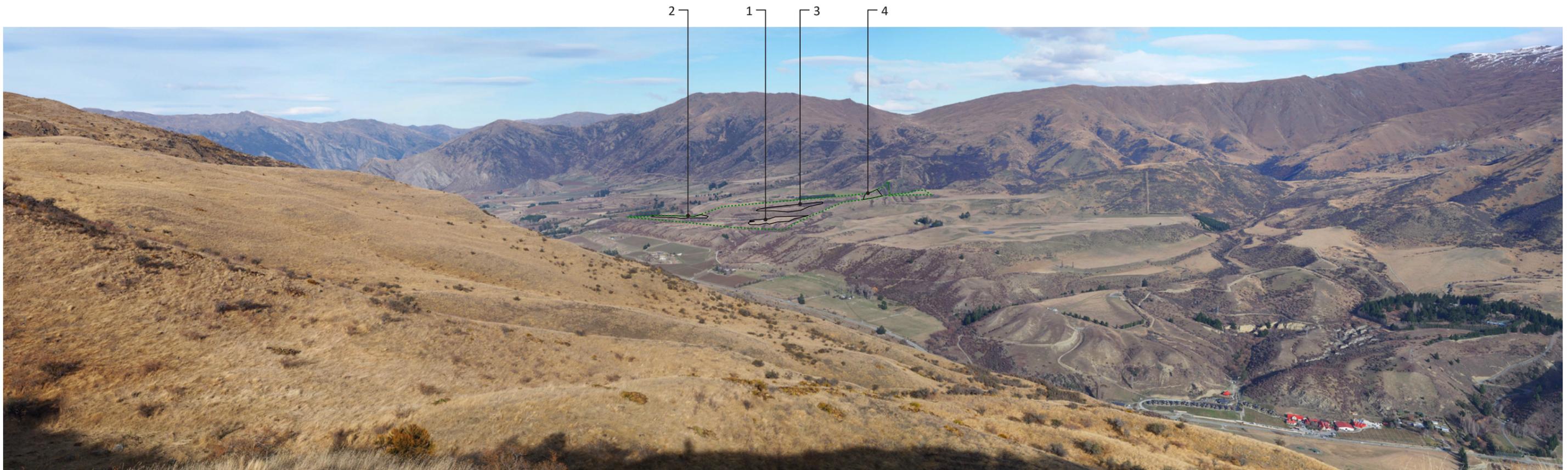
Therefore, while this elevated view is of assistance in appreciating the extent of the proposed RVZ development areas in the context of the whole site, and the wider landscape setting, it does not represent a view that is widely taken by the public in general and does not represent the development that would actually be seen while driving or even parked.

I trust this additional information provided suffices the Commissioners' request.

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Director / Landscape Architect

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Viewpoint photograph from Crown Range Road Lookout (Viewpoint 6) with Overlay of Proposed Zone and Primary Developable Areas