

Before the Queenstown Lakes District Council

Under the Resource Management Act 1991

In the matter of a submission under clause 6, Schedule 1 of the Resource Management Act 1991 on Stage 3B of the Queenstown Lakes Proposed District Plan

Wayfare Group Limited (#31024)

Submitter

Statement of Evidence of Stephen Skelton

28 May 2021

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**anderson
lloyd.**

Introduction

1. My name is Stephen Russell Skelton. I have the qualifications of a Bachelor of Arts in Communication from Northern Arizona University and a Master of Landscape Architecture (first class honours) from Lincoln University. I am the Director of Patch Limited (Patch), a landscape architecture and landscape planning consultancy based in Queenstown. I am a registered member of the New Zealand Institute of Landscape Architects.
2. I have been involved in landscape consultancy work in the Queenstown Lakes District for nine years, working in both the public and private sector. I held the position of landscape planner with Lakes Environmental before it was absorbed by the Queenstown Lakes District Council (**QLDC**). I then held the position of landscape architect at another landscape architecture practice in Queenstown. I founded Patch in May 2016 and our work includes all facets of landscape architecture and landscape planning through the range of small and large-scale projects. My work involves master planning, commercial and residential landscape design, preparation of native restoration planting plans, preparation of landscape management plans and preparation of landscape assessments for resource consent applications.
3. I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This evidence has been prepared in accordance with it and I agree to comply with it. 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 material facts known to me that might alter or detract from the opinions I express.
4. In preparing this evidence I have reviewed the reports and statements of evidence of other experts giving evidence relevant to my area of expertise, including:
 - Statement of Evidence of Helen Mellsop, 4 Mach 2021.
 - Statement of Evidence of Elias Jacobus Matthee, 4 Mach 2021.
 - The notified Chapter 46 Rural Visitor Zone and the landscape.
 - The draft Independent Hearing Panel (IHP) report 20.7:
 - Statement of Evidence of Marion Read, 24 May 2017.
 - Statement of Evidence of Ailsa Cain 28 May 2021 (draft)

Scope of Evidence

5. I have been asked by Warfare Group Limited's counsel Maree Baker-Galloway to prepare evidence in relation to Wayfare's submission (#31024) to stage 3b of the PDP. My evidence includes:
 - a) An executive summary,

- b) A description of the landscape and its landscape category,
- c) An assessment of effects of the Walter Peak Tourism Zone on landscape character and visual amenity,
- d) A response to Ms Mellsop's evidence,
- e) A conclusion,
- f) Attachments and photographs.

Executive Summary

- 6. The subject site is part of a terraced landscape between the foot of the Eyre Mountains and the surface of Lake Wakatipu. I refer to this landscape as the Von Terraces Landscape. The Von Terrace Landscape is part of the much greater lake and mountain Outstanding Natural Landscape (ONL). In terms of scale, the site occupies approximately 5% of the Von Terraces Landscape and roughly 1% of the visible, northern aspects of the Eyre Mountains and Von Terraces ONL.
- 7. I consider the site is small scale in the context of the much wider ONL and that the ONL landscape has the ability to absorb the type of development which would be enabled by the Walter Peak Tourism Zone (Tourism Zone). The provisions in the proposed zone would ensure development was undertaken in a manner which would be visually recessive within the landscape and sensitive to the landscape values. I consider the site has the ability to absorb appropriate development while maintain the values that contribute to the natural landscape being outstanding. By controlling development and promoting predominantly open space and planting, adverse effects on the ONL values should be cumulatively minor.

Landscape Category

Outstanding Natural Landscapes

- 8. The site is part of the much wider lake and mountains ONL which includes Lake Wakatipu and the greater Eyre Mountains. This ONL has been identified and confirmed by the Environment Court (NZEvnCT 99).
- 9. The Environment Court, in its interim *Wanaka Watersports Decision* ([2017] NZEvnvCT 88) noted that a site or localised landscape may not be representative of the wider ONL in terms of values¹. The Court has determined that an assessment of biophysical and natural character effects should not be of a confined site or localised landscape scales, but assessed in the context of the wider ONL to which the site or landscape is a part of.²
- 10. I note this assessment is in part, directed by the Partially Operative Otago Regional Policy Statement 2019 which requires the identification of ONLs and

¹ [2017] NZEvnvC 88 Para 120

² [2017] NZEvnvC 88 Para 119

their attributes (3.2.3 and Schedule 3). I have also taken into account the Environment Court's interim decision on Topic 2 Landscape, and the Policies in that requiring identification of values in accordance with the landscape methodology specified in that decision.³

11. The proposed Tourism Zone is located on the southern shore of the central arm of Lake Wakatipu. It is part of a rural, terraced landscape wedged between the steeper, more densely vegetated Eyre Mountain to the south and Lake Wakatipu to the north. I consider these flatlands to be a separate landscape from the mountains and lake; a landscape I refer to as the 'Von Terraces Landscape' (Attachment A).

The Site in the Context of the Wider ONL

12. The proposed Walter Peak Tourism area is 1.7km² in area. My interpretation of the Von Terraces Landscape (Attachment A) renders it approximately 30km² in area. The site takes in roughly 5% of the Von Terraces Landscape.
13. The portion of the wider ONL in which the site is visible in the context of the lake and mountain landscape extends between Cecil Peak's eastern shoulder across the summits and upper crests of the valleys to meet Mt Turnbull to the west (Attachment A and Attachment L). This visible part of the mountain ONL is roughly 138km² in area and covers an elevation of between 330 masl and 1,978 masl. The site covers approximately 1% of this widely visible ONL (Attachment J). I note that this northern aspect of the ONL is only part of a much larger ONL which extends between Glenorchy and Kingston and to the south to meet the Southland District.
14. While the site is small relative to the wider ONL it is visible from numerous public viewpoints (Attachment M and Images). The existing built development in the proposed Walter Peak Tourism Zone can be seen from several kilometres away, including from Queenstown's urban areas. The large, white Homestead building, with its pioneer red roof and many of the associated structures are visible from many locations to the north. The more internal buildings, (south of the Homestead) are well screened by the Homestead cluster and associated mature vegetation. The newly constructed Farm Demonstration building, which is a relatively large structure, is coloured in dark recessive colours and encased in native trees such that it is barely noticeable until the observer is within the Beach Bay area.

³ UCESI v QLDC Dec No. [2021] NZEnvC 60, Strategic Policy 3.2.29X, 3.3.XB and SP XXXX

15. From places to the south which can be approached via the Mt Nicholas - Beach Bay Road, very limited to no built development is visible until the observer is within the immediate vicinity of the existing buildings. Landform provides a high degree of screening from southern views.
16. I note that a large part of the proposed Tourism Zone extends across the slopes of 'Von Hill' (Attachment J) as well as the large, flat paddocks to the south and west of Von Hill. Much of this land is physically cut off from the balance of the Von Terraces Landscape to the west by Mick O'Day Creek (Attachment D) and its associated terraced landform and vegetation.

Attributes of the Current State of the Von Terraces Landscape

Biophysical

17. The landform of this landscape has been shaped by a complex mix of glacial, lake and alluvial processes. Unlike much of the steeply sided lands adjacent to Lake Wakatipu's northern and southern arm, the southern shores of the lake's central arm are flatter. This is a result of the more recent process of erosion and deposition rather than the earlier process of the retreating and advancing Wakatipu Glacier which has sculpted the steeper sides of the lake. Between the Von River and Beach Bay the landform is characterized by a series of slightly sloped terraces incised by creeks and rivers and segmented by scarps and small *rôche moutonnée*. This terraced landform extends between the foot of the southern mountains to the shingle shores and rock headlands of Lake Wakatipu.
18. Pasture grass is currently the landscape's dominant land cover. The landscape also contains pockets of exotic and deciduous forest, riparian and wetland areas populated with indigenous grasses and sedges, swathes of mixed indigenous and exotic scrubland and areas of indigenous plantings. The site itself has been subject to the clearing of an exotic woodland and has undergone ecological restoration planting which has resulted in large areas of established and maturing indigenous vegetation.
19. The topography of the Von Terrace Landscape is dwarfed by the steep and craggy slopes and summits of the mountains which enclose Lake Wakatipu. The associations of the lake terraces to the lake and mountains are clearly presented in the land's series of terraces, scarps, and incised water courses, although this is accentuated through the lack of vegetation cover. The vegetation patterns of the landscape also highlight the landform as denser patches of scrub and trees are more prevalent on the landscape's slopes while the flatter terraces are mostly covered in pasture.

Sensory Attributes

20. The landscape's aesthetic values are intertwined with its diverse and distinct mix of natural and pastoral elements. The more modified landscape elements such as the pastoral units, roads, buildings, and fences are interrupted by river and terrace scarps which cut through this landscape. This mixed pattern of modified and natural elements conveys a patchwork, which acts as an intermediary between the more natural lake and mountain landscape. While the lake, foreshore and the surrounding mountains display a higher degree of aesthetic qualities, the subject landscape increases the appreciation of these features by presenting a more tempered place between natural and dramatic features.
21. The landscape's formative processes are not as obvious as the surrounding, glacially sculpted mountains, but the process of sedimentation and erosion, especially that expressed in the Von River delta is highly legible. The dynamic correlation of post glacial sculpting, its interplay with glacial features and environmental events which continue to shape the landscape are expressed in the terraced and incised parts of the landscape and its variable land cover.
22. The colours of the landscape vary through different times of the year and through changing land uses. This variance is typical of the pastoral land use which can change in colour between bright greens to tawny browns. This is accentuated in parts of year where extensively grazed areas are fenced on the mountain side and land use patterns vary between fenced units, providing lineal lines in the landscape. The landscape's patches of indigenous vegetation are generally consistent in colour throughout the year. The sporadic exotic trees of the landscape can at times (autumn) create a high degree of contrast against the colours of the pastoral lands and shrub covered mountain slopes.

Associative Attributes

23. It is understood that these lands were frequented by Ngāi Tahu as they traversed the area's lands, lakes and rivers in search of Pounamu. Ngāi Tahu led Pākehā through the inland lakes in the mid 1800's and later the Crown established grazing license across much of the region. Removal of native vegetation and its replacement with exotic species was encouraged and indigenous biodiversity was greatly reduced.
24. Pākehā historical associations with this landscape are most relevant to the settlements of Walter Peak Station and Mt Nicholas Station. The operational centres of these two large pastoral farms were historically sited at opposite ends of the landscape (Walter Peak to the east and Mt Nicholas to the west). The subject landscape has been part of a mostly modified, pastoral character area for several decades, and reflects "a continuum of development since the first fires

were lit to clear the native bush in the 1850s" as stated by Ms Cain. The dwellings, structures and mature vegetation associated with the historical nodes of Walter Peak Station and Mt Nicholas Station are understood to be of high value to New Zealand's tourism industry. Both stations continue to be active farms and run activities and host attractions for tourists.

25. Human modification of the land has devalued the appreciation of its natural values, although the pastoral elements have enhanced the shared and recognised appreciation of a 'high country farm' character. The appropriation of the land from its pre-human natural character to productive use is part of New Zealander's historic and cultural understanding of place. So too is tourism which is part of why visitors travel to Lake Wakatipu and surrounds. The pastoral layer in the landscape, while degrading natural values, enhances the appreciation of elements of the landscape by accentuating, to a high the degree of openness and contrast against the steeper, often more densely vegetated mountain slopes.

Proposed Objectives Policies and Rules for the Walter Peak Tourism Zone

26. I have reviewed Appendix A - Walter Peak Tourism Zone Provisions as submitted by Wayfare Group on 12 February 2021 which sets out objectives and policies for the Walter Peak Tourism Zone. I consider the proposal allows for considerable development of the site, however setting the tone and character for future development which would be visually recessive and sensitive to the landscape's values such that those values would be maintained. I also recognise that buildings in the vicinity of the Homestead may follow that existing aesthetic and may not appear recessive.

Description of the Site's Landscape Values and Potential Effects of the Walter Peak Tourism Zone on Those Values.

27. In undertaking this work I examined the attributes of the site and include that study as Attachments B – I of this evidence. I also viewed the site from several land-based location north of the site from Queenstown the White Point and include a series of Images as Attachment M and Images 1 – 12.
28. I consider the site has 5-character areas (Attachment J and K):
- A. Beach Bay and Beach Bay foreshore,
 - B. The Homestead Area,
 - C. Von Hill,
 - D. The Eastern Paddocks,
 - E. The Mountain Slopes.

Each character area holds its own distinct quality, character values, and visual attributes. I describe these below and provide an assessment of how appropriate

development enabled by the Tourism Zone may affect the landscape character and visual amenity of those areas.

Beach Bay and Beach Bay Foreshore

29. I recognise that Beach Bay is not owned by the Submitter and that much of the foreshore area is marginal strip (managed by DOC). However, as the Tourism Zone seeks a Walter Peak Water Transport Overlay (WPWTO) over parts of Beach Bay, for the purpose of this evidence, Beach Bay and the Beach Bay foreshore is considered part of the site (I note the area of Beach Bay and the WPWTO is not included in the land-based area calculation of the site, which renders the site 1.7km² in area).
30. Beach Bay is a distinct, sheltered bay in Lake Wakatipu hemmed in by Von Hill and Walter Peak. These types of sheltered coves are uncommon within the lake. The bay itself, the alluvial flat lands of the Homestead Area and the friendly gravel beach at the head of Beach Bay are the environmental conditions which have led to settlement in this location.
31. Effects of development within the Beach Bay and Foreshore Area can be well contained visually to that area by the enclosing landform, with particular regard to the ridge which extends from the top of Von Hill to 'Beach Point'. I refer to this ridge as the 'Beach Point Ridge' (Attachment J).. I consider the type of development which would be enabled by the WPWTO would complement the existing character values of Beach Bay and the Beach Bay Foreshore. While the surface of the bay and the foreshore does hold a high degree of visual amenity embodied in its high level of natural character, I consider appropriate development would not serve to diminish this amenity or natural character to a more than very low degree. While development in this area may result in some change in the character and amenity of Beach Bay, I consider that change would be appropriately addressed through the purposed provisions in Appendix A - Walter Peak Tourism Zone Provisions. I consider any change in Beach Bay and Beach Bay Foreshore area would be well contained visually by landform and would result in no more than very low adverse effects on the values of the wider ONL.

The Homestead Area

32. The Homestead Area is the flatter alluvial lands between Walter Peak, Von Hill and Beach Bay. There is a subtle rise to the south of the Homestead Area where a belt of mature trees separates the site from the open lands farther south and west. Most of the existing built development associated with the site has taken place within the Homestead Area.

33. Similar to the Beach Bay and Beach Bay foreshore area, the Homestead area is well contained by landform. More intensive built development in the Homestead Area could result in some change of the character of that area. However, change would be appropriately addressed through the purposed provisions in Appendix A - Walter Peak Zone Provisions. As is evidenced by the Farm Demonstration building, even substantially scaled buildings which are sensitively designed, recessively coloured, and set within a frame of vegetation can result in limited change in character or visual effects. I consider any change in the Homestead Area would be very well contained visually by landform such that adverse effects on the wider ONL would be very low in extent.

Von Hill

34. This area includes the roche moutonnée Von Hill and the lake terrace riser to the west of Von Hill. This part of the site is the most sensitive to development as it is a highly visible natural landform (void of any mature vegetation), where the interplay of glacial sculpting and alluvial processes have created a distinct and recognisable natural landform. This landform is predominantly covered in pasture grass while the lands closer to the foreshore are clad in a mix of exotic and recently planted native bush. There is a large patch of gum trees on a flat terrace-like platform near the central north facing slopes and patches of large mature exotic trees on the south facing slopes adjacent to Beach Bay. There are also swathes of grey shrubland in some part of Von Hill.

35. I have included the steep sided, north facing terrace riser below the Eastern Paddocks as part of this character area, although these terrace risers are part of a different formative process.

36. I consider appropriate development on Von Hill could be undertaken in parts of the feature, including across formed tracks, on the flatter terraces, on the slopes facing the Homestead Area and Beach Bay and, in the hummocks and shallow near the upper parts of the hill. The 'Beach Bay Ridge' which falls down the north-eastern extents of Von Hill which visually contains Beach Bay and the Homestead Area (Attachment J). Development to the south and east of this ridge on Von Hill would not result in any spill of visible development on more northern places such as Bobs Cove and 12 Mile Delta.

37. There are a two depression on Von Hill where built development could be well contained by landform. Much of the hill is highly visible however and development on Von Hill would need to be well controlled with restrictions on earthworks and building coverage and provisions for biodiversity enhancement (planting). I consider the provisions in Appendix A - Walter Peak Zone Provisions could provide for appropriate controls on development on the Von Hill area. However, as it is a natural and highly visible landform, I consider development in this area could result in low adverse effects on the wider ONL.

The Eastern Paddocks

38. The Eastern Paddocks are the flat pastoral lands to the southeast and southwest of Von Hill. These open lands form part of the wider, open rural character of the Von Terraces Landscape. They are however well contained physically and visually by Von Hill, The Beach Bay – Mt Nicholas Road and the vegetated terrace risers which fall to the west to meet Mick O’Day Creek.

39. I consider there are pockets of the Eastern Paddocks where some development could occur with limited to no change in amenity or character. This includes the paddock’s southwestern corner near a group of mature trees and the paddock’s northern edge near where the flatlands meet the foot of Von Hill and the terrace risers which fall down to meet the lake, east of Mick O’Day Creek. The provisions in Appendix A – Walter Peak Tourism Zone Provisions provide for controls which would see any future development in the Eastern Paddocks subject to stringent assessment against landscape character and visual amenity effects. While I do consider more intensive built development on the Eastern Paddocks could result in some adverse effects of the character of that area, those effects would not spread to the balance of the Von Terrace Landscape and would be even less significant in the context of the much broader ONL. I consider development in this area could result in no more than low adverse effects on the wider ONL.

The Mountain Slopes

40. The site includes part of the steep, northwest facing slopes of Walter Peak. It is considered any development on these mountain slopes would likely result in significant character and amenity effects and therefore these slopes have been included as part of a Building Restriction Area (BRA) in the Walter Peak Tourism Zone.

A Useful Comparison

41. I have considered, as an extreme, how urban type development in the proposed Tourism Zone may adversely affect the values of the wider ONL. In this scenario I envisage much of the Eastern Paddocks and the Homestead Area covered in urban, low density type development with multi-story buildings and associated effects of lighting and roads, earthworks etc. I also envisage less dense, more rural living type development on Von Hill. I consider well controlled buildings which are recessively clad and coloured and landscape treatments which would be mostly native. A development similar in style, form, and appearance to Jacks Point with development on the slopes of Von Hill akin to those in the Jacks Point Preserve.
42. If the Tourism Zone were to be, hypothetically developed in a sensitive urban form, development could be well contained between Beach Bay to the southeast, the slopes of the mountains to the south, Mick O'Day Creek to the west and the surface of Lake Wakatipu to the north. While built development would be visible in the context of the wider ONL, the outstanding qualities of the wider lake and mountains ONL would still be widely appreciated. An urban character area in the Tourism Zone would somewhat draw the eye, resulting in a small distraction from the amenity of the wider ONL especially from close range views near the Queenstown - Glenorchy Road and the more proximate portions of the lake. However, this distraction would not be so great that the appreciation of the ONL values would be degraded to a more than low degree. I consider that urban form development could be appropriately absorbed into the landscape while maintaining the ONL landscape values within which it is set.

Response to Evidence of Ms Mellsop

Landscape Sensitivity

43. With regard to Ms Mellsop's Landscape Sensitivity map as referred to in and is appended to her 2019 assessment, I consider we largely agree on the extents of the character areas of the site. I have not provided a sensitivity rating for each character area, as I understand this approach is more appropriate to the Rural Visitor Zone, which the appellant does not seek. I disagree with the sensitivity rating applied to the site by Ms Mellsop, as set out above in my description of the character areas and effects development may have on the site, the Von Terraces Landscape and the wider ONL. I consider each character area has pockets where sensitive design could occur. More robust assessment of these areas at a micro scale using detailed contour information would be required to determine where development could occur and what form it should take.

ONL Effects

44. Ms Mellsop acknowledges that the site is part of a much larger ONL⁴. She however considers that *'development enabled by the proposed Tourism Zone could have significant adverse effects on the landscape values of the northern Eyre Mountains ONL.'*⁵ As I have set out above, the site forms approximately 1% of the visible northern Eyre Mountains. This does not take into account the balance of the ONL, which extends to the Southland District and forms the backdrop to Lake Wakatipu, from Glenorchy to Kingston.
45. I agree with Ms Mellsop that development enabled by the Tourism Zone could detract from the naturalness, scenic, remoteness and tranquillity of the ONL⁶ (notably, I omit Ms Mellsop's stated detraction from the ONL's memorability and shared and recognised values as I consider the Tourism Zone will not affect memorability or shared and recognised values of the ONL.) However, I consider in the context of both the Von Terraces Landscape and the much broader ONL, any adverse effects of the Tourism Zone on the ONL would be no more than low in extent. I consider that development could be appropriately absorbed into the landscape while maintaining the ONL landscape values within which it is set.
46. I disagree with Ms Mellsop's assessment of the Tourism Zone's potential effects within Beach Bay and in the Beach Bay's marginal strip (foreshore).⁷ As I have discussed above, the Beach Bay area is well contained visually by the surrounding landform. Beach Bay is visible to a large part of the lake and distant lands, including Queenstown. I consider the type of facilities which would be enabled by the WPWTO in Beach Bay and the foreshore may result in some low adverse effects on the character of the bay and foreshore. However those effects would be small in the context of the wider ONL and only experienced from within the vicinity of Beach Bay. I consider Ms Mellsop overstates the effects the WPWTO may have on the ONL

Conclusion

47. Overall I consider the site is a small part of a large ONL and has the ability to absorb the type of development which would be enabled by the Walter Peak Tourism Zone. While some development on the site may be visible, the potential adverse effects on landscape character would be no more than low in extent, and landscape values of the much wider ONL would be maintained.

⁴ EIC 5.10

⁵ EIC 5.11

⁶ EIC 5.12

⁷ EIC 5.15 and 5.16

Steve Skelton

Dated this 28th day of May 2021

Appendix 1

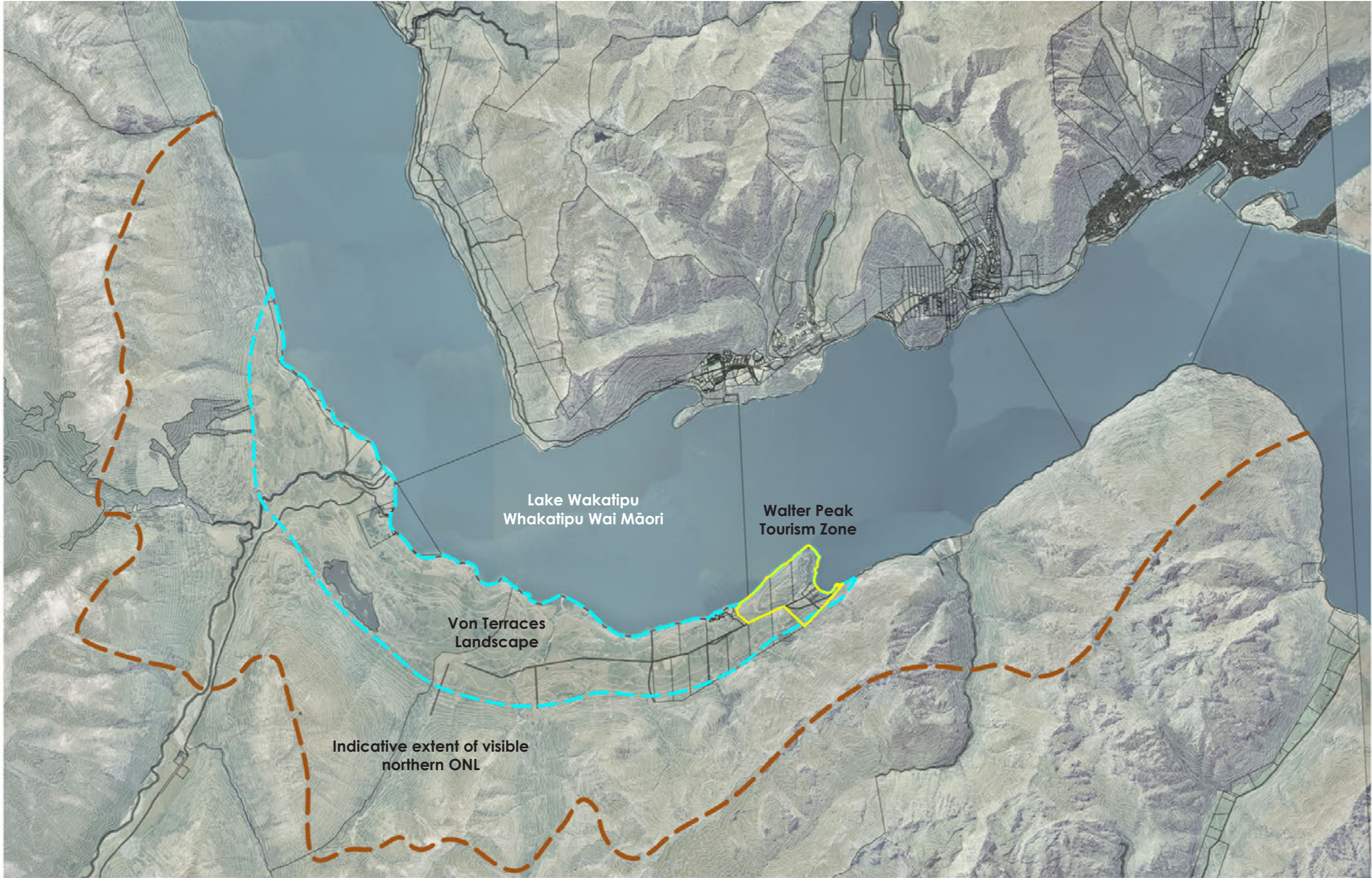
Walter Peak Tourism Zone

Graphic Attachments

28 May 2021



landscape ■ architecture ■ urban



Note: Indicative extent of ONL visible from Frankton areas, Glenorchy-Queenstown Road, the surface of the Lake Wakatipu and parts of Richardson Mountains.



Scale:
 0 400 800 1400 2000m
 1:40,000 at A1
 1:80,000 at A3

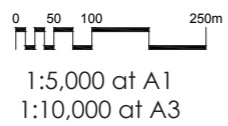


Context Plan
 Wider Context
 28 May 2021





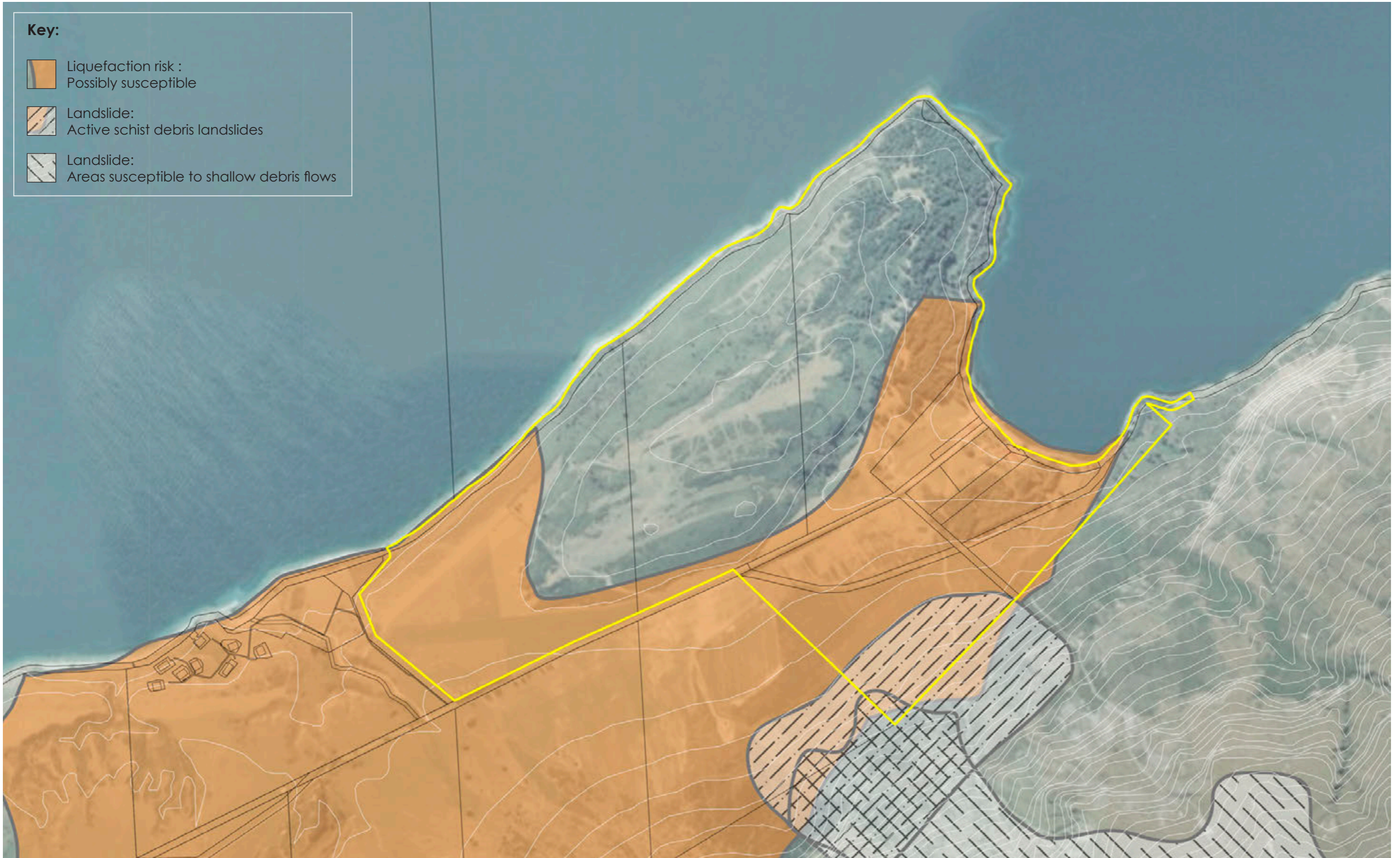
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
Site Plan

28 May 2021





Key:

-  Liquefaction risk : Possibly susceptible
-  Landslide: Active schist debris landslides
-  Landslide: Areas susceptible to shallow debris flows

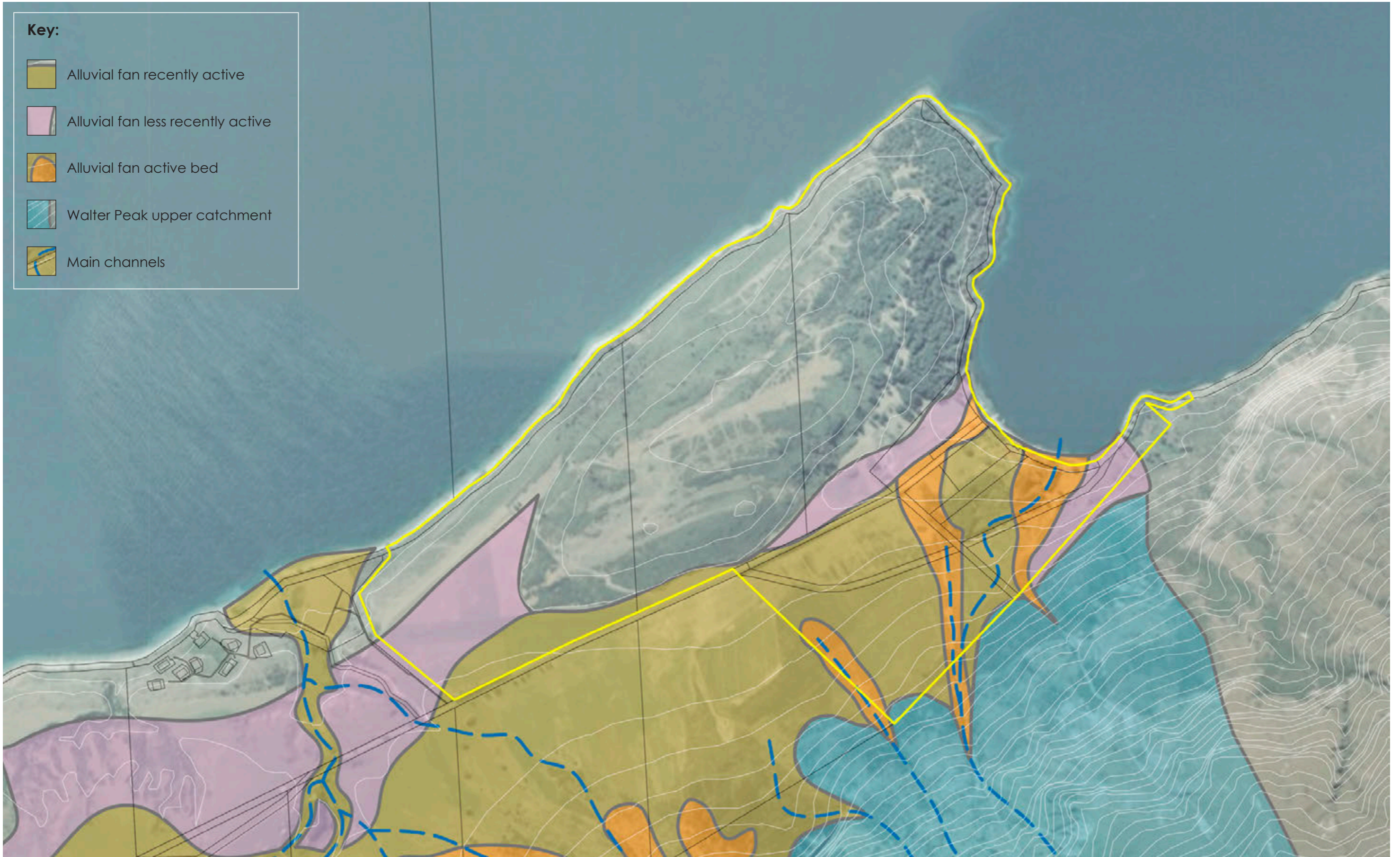


Scale:
0 50 100 250m
1:5,000 at A1
1:10,000 at A3








Site Plan
Hazards
28 May 2021





Key:

-  Alluvial fan recently active
-  Alluvial fan less recently active
-  Alluvial fan active bed
-  Walter Peak upper catchment
-  Main channels

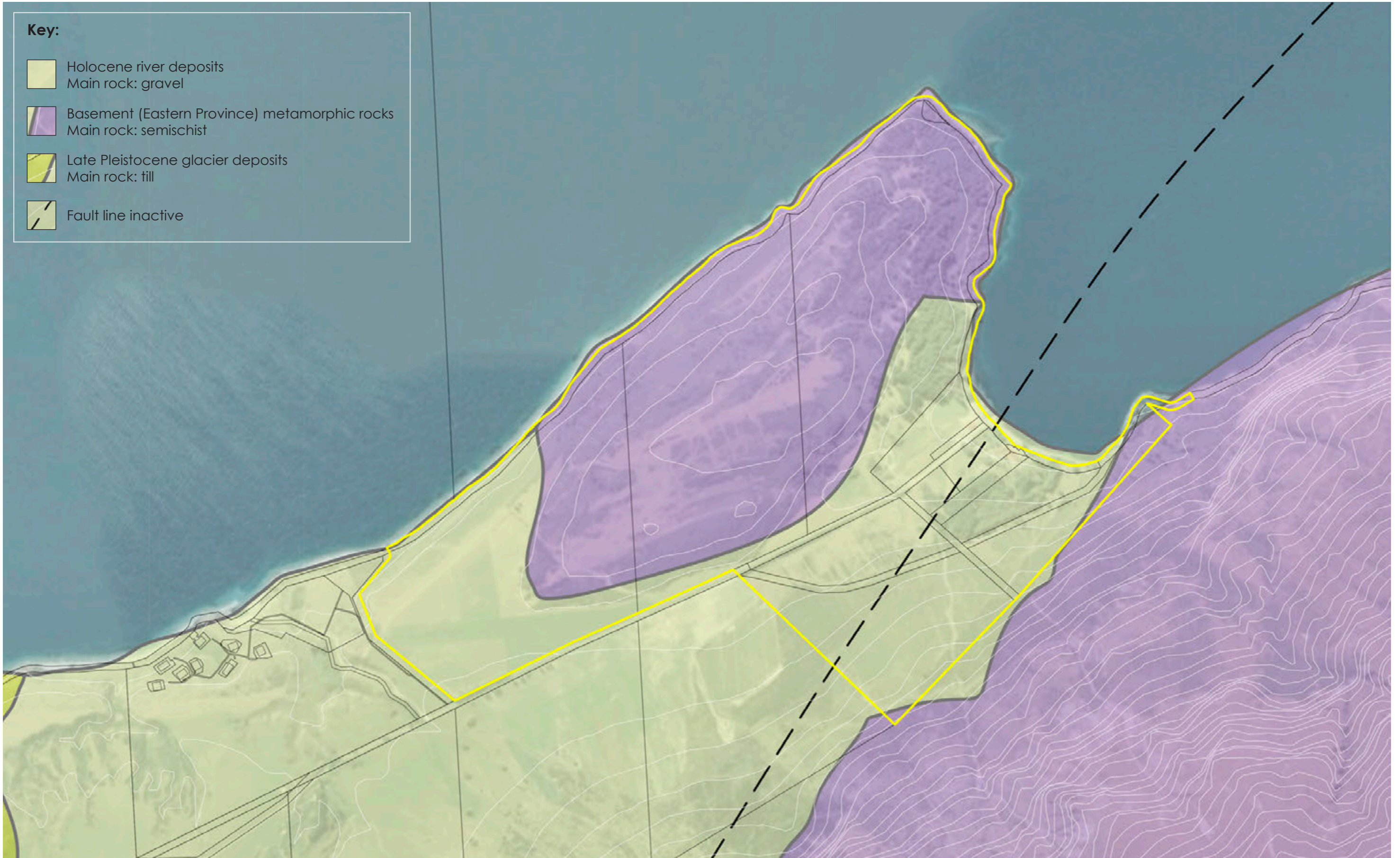


Scale:
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1:5,000 at A1
1:10,000 at A3



Site Plan
Alluvial
28 May 2021





Key:

- Holocene river deposits
Main rock: gravel
- Basement (Eastern Province) metamorphic rocks
Main rock: semischist
- Late Pleistocene glacier deposits
Main rock: till
- Fault line inactive



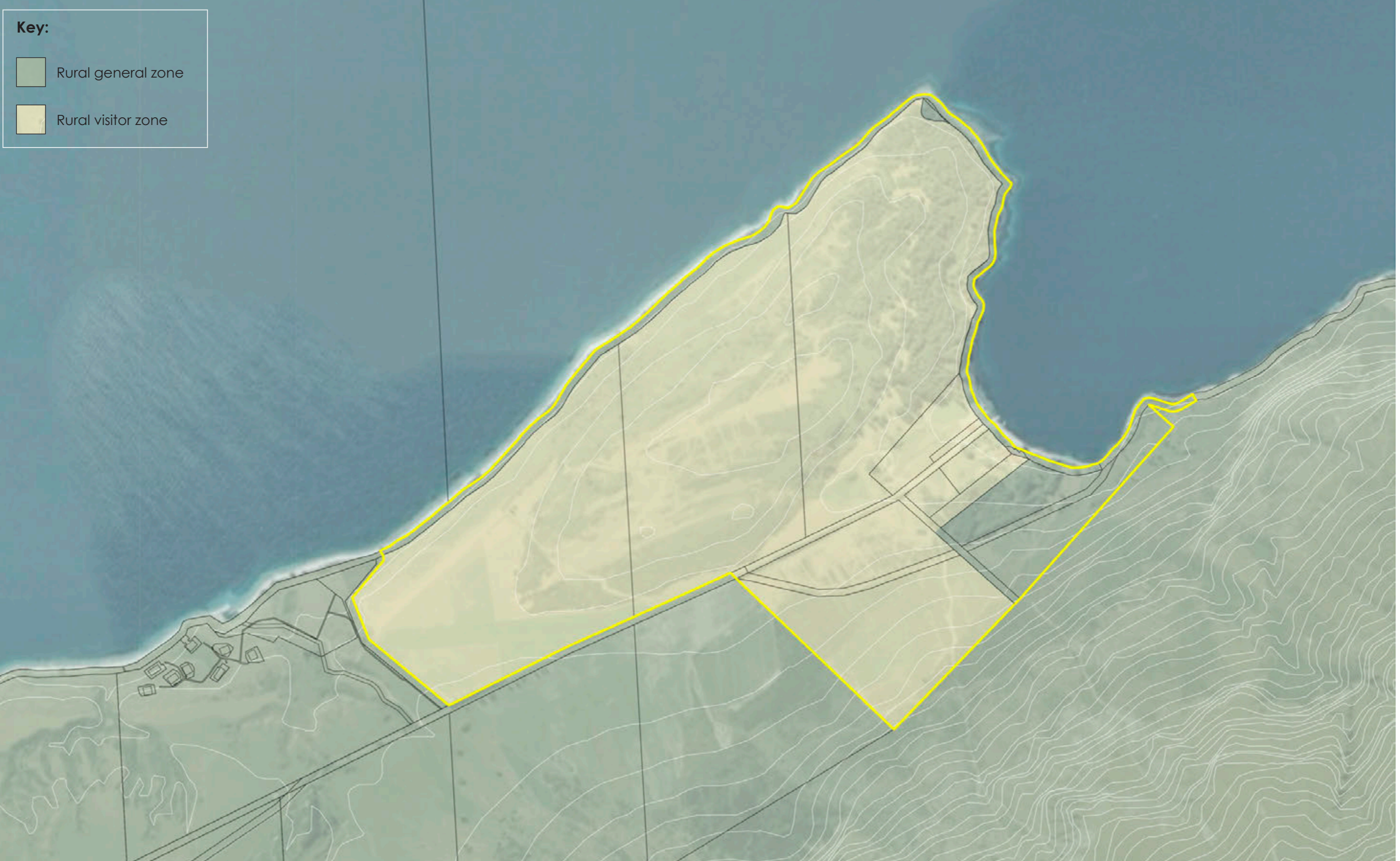
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Site Plan
Geology
28 May 2021



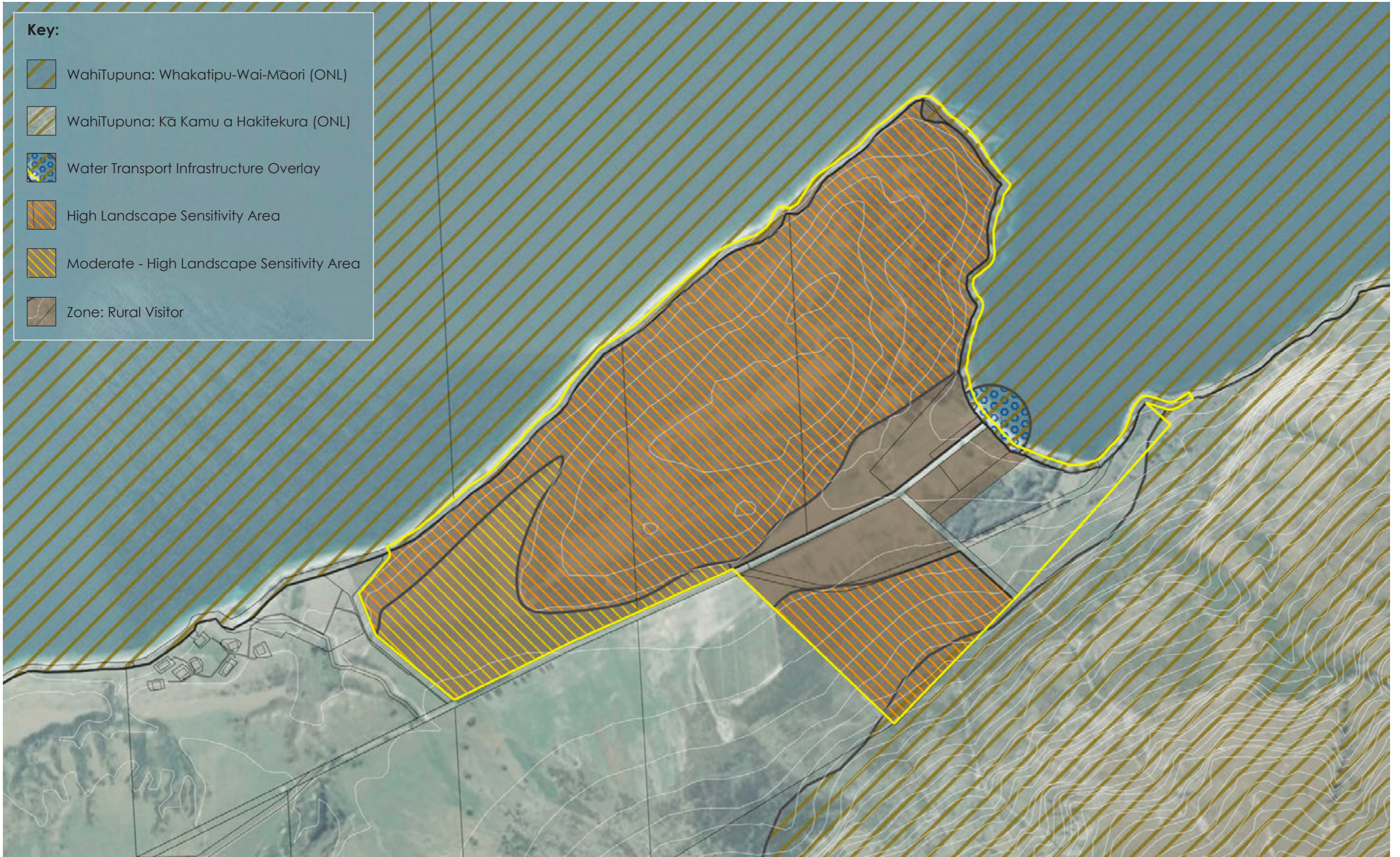


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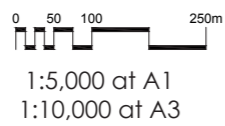


Site Plan
Zoning
28 May 2021





Scale:



Site Plan

Proposed District Plan 3 and 3b
28 May 2021



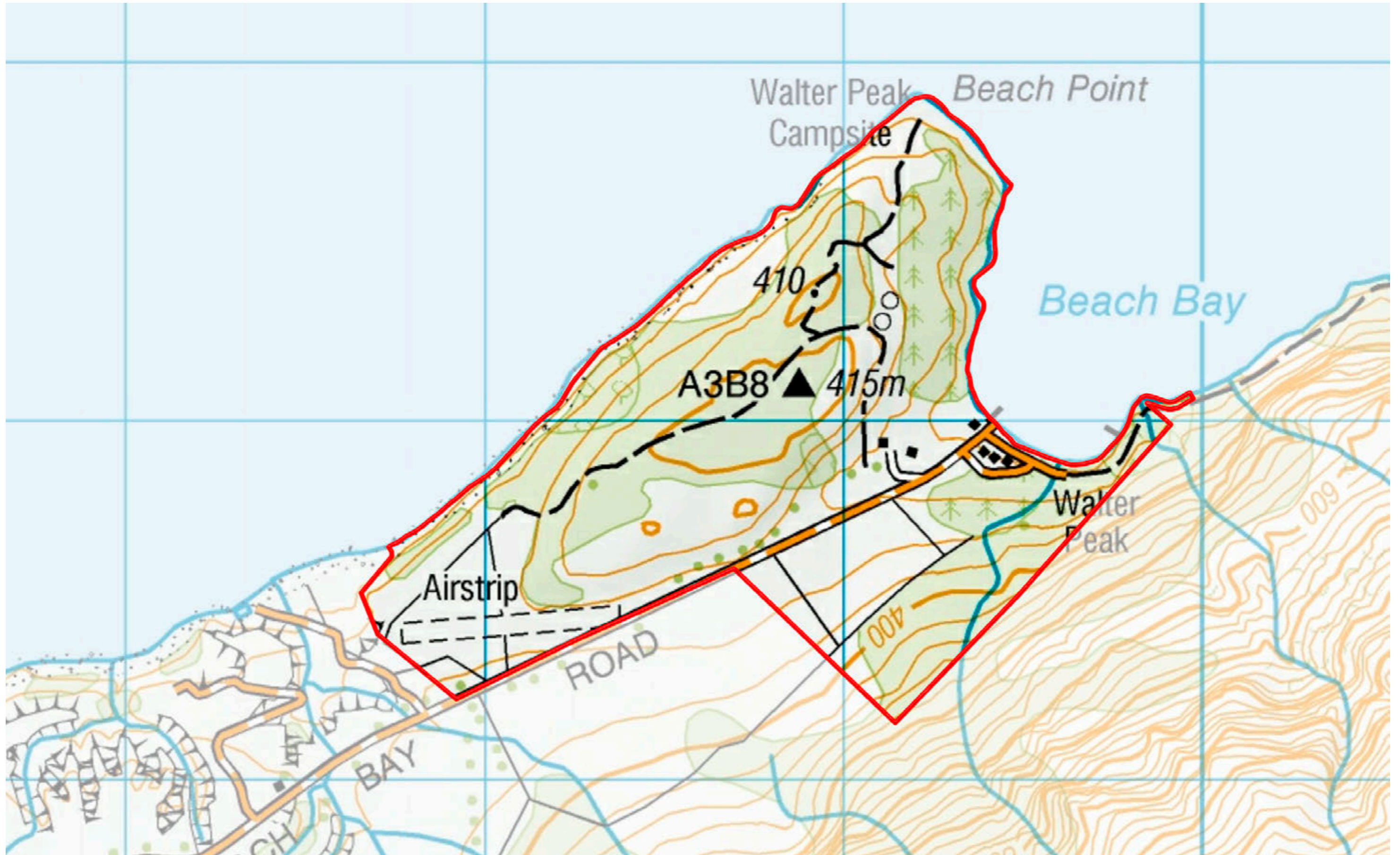


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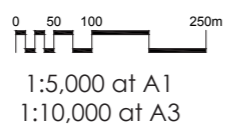


Site Plan
 Ownership
 28 May 2021



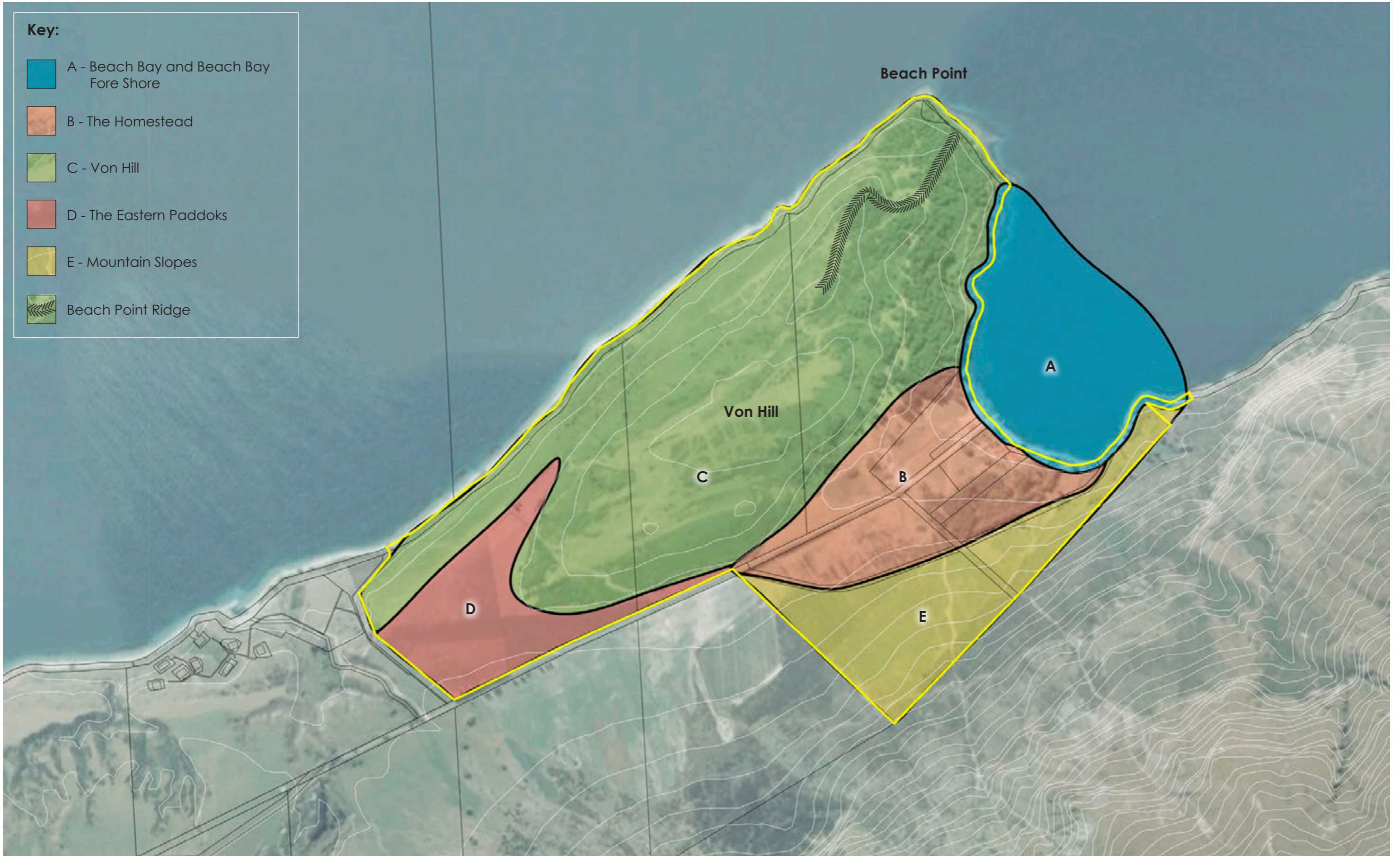


Scale:



Site Plan
Topographic Map
28 May 2021

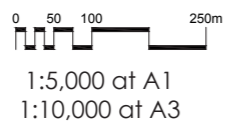




Key:

-  A - Beach Bay and Beach Bay Fore Shore
-  B - The Homestead
-  C - Von Hill
-  D - The Eastern Paddocks
-  E - Mountain Slopes
-  Beach Point Ridge

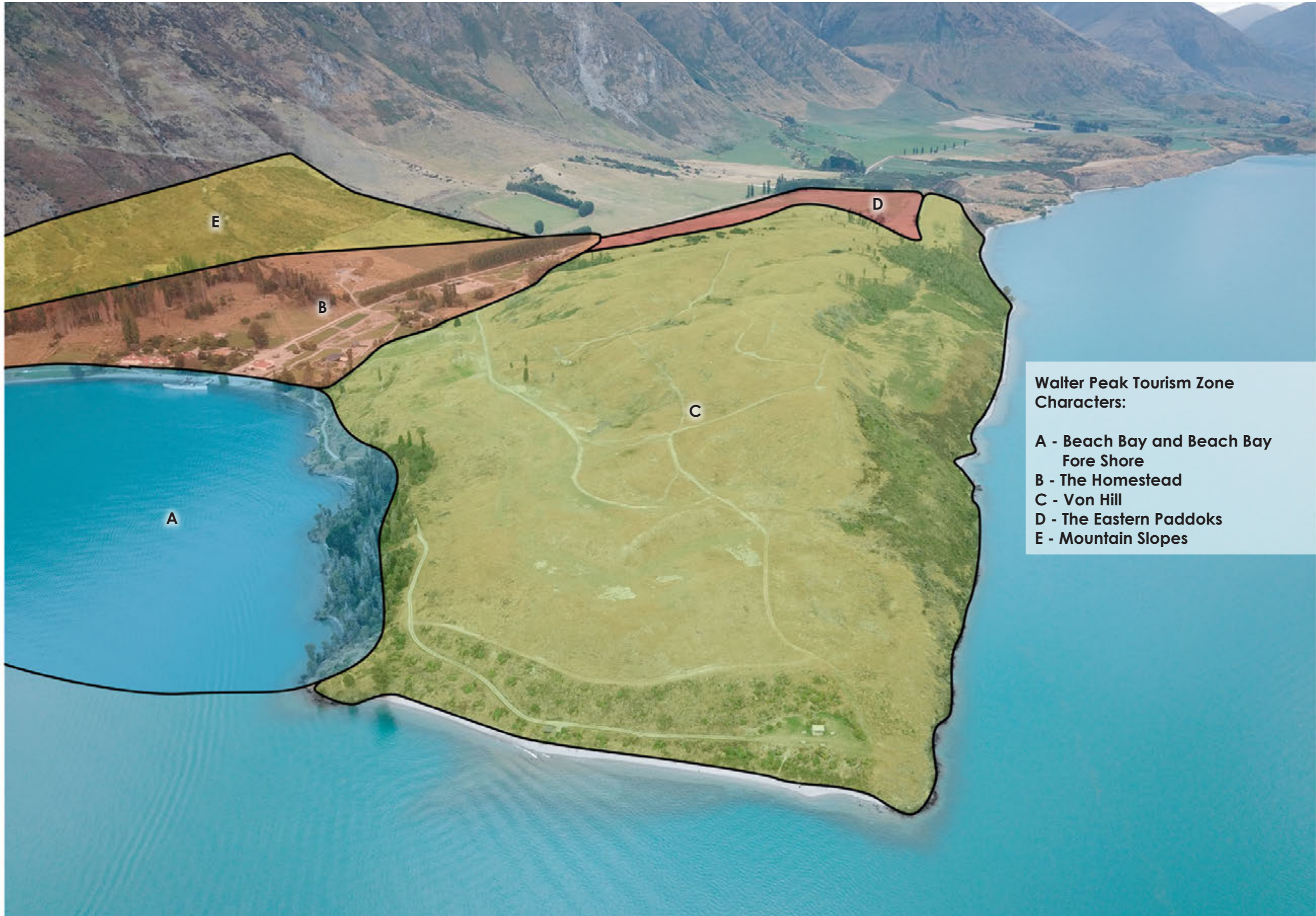
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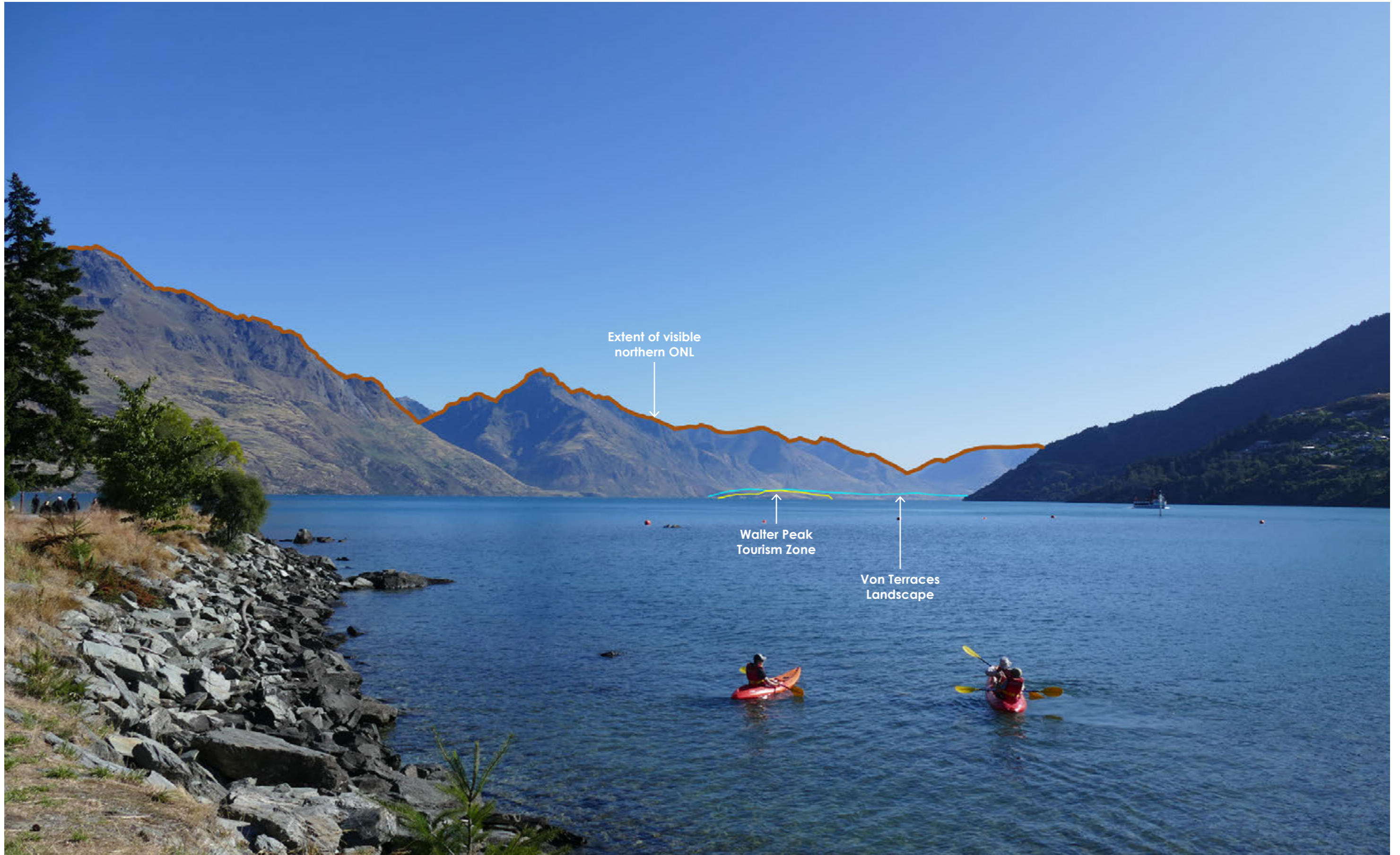


Site Plan

Tourism Zone Character Areas
28 May 2021







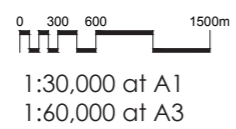
Extent of visible northern ONL

Walter Peak Tourism Zone

Von Terraces Landscape



Scale:



Study Area - Wider Context
Visual Assessment Locations
28 May 2021





50mm - 5 March 2020 at 5:24 pm



50mm - 5 March 2020 at 5:14 pm



Image 2
Queenstown Bay Beach
28 May 2021





50mm - 5 March 2020 at 5:00 pm



Image 3
Lake Esplanade
28 May 2021

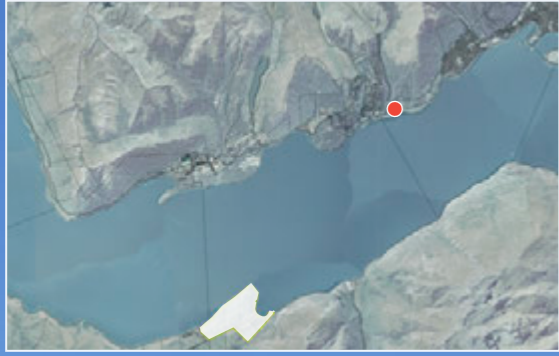




50mm - 5 March 2020 at 4:50 pm



50mm - 5 March 2020 at 4:39 pm



50mm - 5 March 2020 at 4:27 pm



Image 6
Glenorchy - Queenstown Road
28 May 2021





50mm - 5 March 2020 at 4:14 pm



50mm - 5 March 2020 at 4:04 pm



Image 8
Wilson Bay
28 May 2021





50mm - 5 March 2020 at 3:52 pm



50mm - 5 March 2020 at 3:20 pm



50mm - 5 March 2020 at 2:41 pm



Image 11
Glenorchy - Queenstown Road
28 May 2021





50mm - 5 March 2020 at 2:34 pm