

**Helen Mellsop for QLDC – Summary of Evidence, 1 February 2023**  
**Renotified Stage 1 submissions: Gertrude’s Saddlery Ltd and Larchmont Developments Ltd, Arthurs Point**

1. My evidence for Queenstown Lakes District Council (**QLDC**) relates to landscape matters associated with the rezoning requests by Gertrude’s Saddlery Ltd and Larchmont Developments Ltd at Arthurs Point, Queenstown.
2. The submission sites are located on a schistose knoll that forms the southern end of a peninsula extending from Mount Dewar, and acts as a ‘turning point’ for the Kimiākau Shotover River gorge, which wraps around this knoll. In my view the knoll is part of the Outstanding Natural Landscape (**ONL**) that completely surrounds and dominates the urban settlement of Arthurs Point. The settlement is effectively a ‘cut-out’ within the ONL.
3. The Outstanding Natural Feature (**ONF**) of the Kimiākau Shotover River is nested within this wider ONL and immediately adjoins the submission sites, intruding into the Gertrude’s Saddlery site in two discrete locations.
4. The modified rezoning request seeks an extension of Lower Density Suburban Residential Zone (**LDSR**) on the northern side of the knoll and Large Lot Residential B Zone (**LLRB**) with a structure plan and bespoke planning provisions on the remainder of the sites.
5. I support the LDSR extension on the northern side of the knoll, although I consider that a landscape buffer would be required on the western and southern edges of the zone to protect ONL and ONF values. The extension would result in an urban edge that is better aligned with existing topography and landscape elements than the existing zone LDSR boundary. The character and amenity of some views from Atley Terrace, Arthurs Point Road and Arthurs Point west would be adversely affected, but the magnitude of effect would be low and acceptable from a landscape perspective. More importantly, the landscape values of the wider ONL and the river ONF would be protected. As a result, I consider that the Arthurs Point settlement ‘cut-out’ of the ONL could be expanded to include the northern side of the knoll (as shown by the pink dashed line in Figure 1 of my rebuttal evidence) if the LDSR rezoning is approved.
6. The modified rezoning proposal (LLRB and bespoke provisions including a structure plan) for the remainder of the sites reduces the density of development compared with the LDSR originally sought, and ensures that some level of native revegetation

would occur. However, my opinion is that the enabled development would have a moderate-high adverse effect on the values of the adjacent ONF and a moderate adverse effect on the values of the wider ONL context.

7. Substantial earthworks would be required for development of the 17 proposed building platforms, including provision of vehicle access. Platforms are proposed high on the southern slopes of the knoll, on some steep slopes, and in some cases close to the ONF boundary. Proposed planting would help to integrate future dwellings and to remediate the site following the recent wilding tree clearance, but it would not completely screen dwellings or associated domestic activities. There is also uncertainty about how revegetation planting would be maintained once it is compartmentalised into individual lots.
8. The refined LLRB relief would result in an urban pattern of development extending over the knoll and into the Shotover River corridor, up to within 1-2m of the river escarpment crest in some cases. The change in character from rural to urban would be widely visible from public and private places around Arthurs Point and would detract from the naturalness, legibility and memorability of the knoll, as well as the aesthetic quality and scenic values of the landscape. Urban development in close proximity to the river escarpments and within the visual enclosure of the river corridor would adversely affect the naturalness, scenic and wildness and remoteness attributes of the Shotover River ONF.
9. I do not support any of the bespoke LLRB area from a landscape perspective. However, in the event that the Hearing Panel was minded to recommend approval, I would recommend changes to the bespoke provisions. These would include amendments to minimum lot size, building height, internal boundary setbacks, revegetation species mix and dwelling construction timing.

**1 February 2023**

**H Mellsop**