

Before Queenstown Lakes District
Council

In the matter of	The Resource Management Act 1991
And	The Queenstown Lakes District proposed District Plan –Hearing Topic 13 – Queenstown Annotations and Rezoning Requests (Rural Group 2)

SUMMARY STATEMENT OF EVIDENCE OF TONY DOUGLAS MILNE

On Behalf of

Gibbston Valley Station Limited (#827)

1. My full name is Tony Milne. My qualifications and experience are set out in my Evidence in Chief. This Summary of Evidence sets out the key points within my Evidence in Chief. I have also read the rebuttal evidence of Ms Marion Read on behalf of Queenstown Lakes District Council, and I have responded to her comments.
2. The proposed Gibbston Valley Subzone (SZ) will enable a broader approach to rural activities and support other non-rural activities in locations that I consider appropriate, while maintaining the presence of viticultural activity in Gibbston.
3. The appropriateness of activities, the absorption capacity of the landscape and effects of the proposed subzone development are determined by identifying whether the landscape character of the Gibbston valley will be maintained.
4. The Gibbston Character Zone (GCZ) places a strong emphasis on viticulture to maintain the Gibbston character. More particularly, there is an emphasis on a productive regime to maintain the character values attributed to this particular landscape. These productive activities contribute to a rural character but are not its sole determinant. The ancillary activities such as residential dwellings and the Gibbston Valley River Trail also contribute to the existing Gibbston valley character.
5. The landscape is currently in a state of change as a range of tourism and recreational activities are gradually replacing traditional farming activities. This is reflected by the extent of consented and as yet unrealised development particularly that consented for Gibbston Valley Station.
6. The consent history covers a range of activities including wineries, residential activities, large scale commercial development ancillary to viticulture, recreational activities including an 18 hole golf course and the Gibbston Valley River Trail. The consented development forms part of the receiving environment into which the proposed subzone sits.
7. The proposed SZ enables the development outlined by the Structure Plan (SP), which identifies the location of Activity Areas (AA) 1 – 6 and 8 proposed for development.
8. The SP and SZ is a carefully considered comprehensive proposal that includes the consented development and provides for some additional tight clusters of development in areas of lower productive value, with a significant area of open space retained as suitable for productive planting. The retention of openness was an important consideration in the SP design, avoiding a sprawl of conspicuous development along SH6, while maintaining a consistency with the intention and focus of the overall zone.
9. The existing receiving environment over the valley floor consists of the established Gibbston Valley Winery fronting SH6, large open areas of pasture with several existing clusters of buildings surrounded by rural amenity trees visible south of SH6. Consented development essentially extends these built clusters, introducing large scale buildings as part of the Vintners Village and two additional clusters of small scale buildings north of SH 6. The intensive planting proposed as part of the consented development and the SP will inevitably change the existing character of the site and outlook from the SH6. The existing and proposed increase

in vineyards and other productive plantings will be the dominant feature of the SH6 road corridor.

10. The SP locates activity areas in locations that have the potential to absorb change i.e. avoiding skylines, ridges, hills and prominent slopes. Rocky outcrops remain unaltered and views of buildings from the Kawarau River are also avoided. The buildings will be sited and grouped to fit into the landscape using the existing topography to minimise visual effects and maintain a coherency with the receiving environment. Natural character, ecological, and archaeological values are acknowledged and maintained on the site with the ability to be experienced by the public.
11. Further refinements have been made to the SP ensuring separation between building clusters, and the AA7 open space referred to in my primary evidence is now removed. The maximum height limits of the consented development within AA3 and AA6 have been reduced from 7.0 m to 5.5 m.

LANDSCAPE MATTERS RAISED

12. In her rebuttal evidence Dr Read refers to the amended SP and SZ provisions and indicates that her initial reservations have been addressed from a landscape perspective. Dr Read and I are in full agreement.
13. I have read the rebuttal evidence of Mr Buxton, specifically the issues he raises over density and site coverage. I acknowledge Mr Giddens, in his summary of evidence addresses these comments as well. From a landscape character outcome I find it difficult to reconcile Mr Buxton's position in regard to Dr Reads.

STATUTORY ASSESSMENT

14. The policy framework relevant to landscape effects arising from the proposed subzone are found in PDP Chapter 3 – Strategic Direction, Chapter 6 – Landscapes, and Chapter 23 – Gibbston Character Zone.
15. I am satisfied that the SZ will meet the objectives and policies anticipated by Chapter 3 and 6.
16. Chapter 23 contains detailed provisions relating to Gibbston Character Zone. The purpose of this zone is to provide primarily for viticulture and commercial activities with an affiliation to viticulture within the Gibbston Valley. Objective 1 and policies seek to protect the economic viability, character and landscape values of the GCZ by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the zone. From a landscape character and visual amenity perspective the proposed SZ objective and policy appropriately reflects the evolution of development within the GCZ and wider district.
17. In summary, the SZ will satisfy the relevant GCV objectives and policies by:
 - Activity Areas that are appropriately located to ensure potential productive land is maximised and character is maintained.
 - Activity Areas which provide for a range of building ancillary to viticulture and worker accommodation.

- Providing a mechanism to comprehensively plan for development in areas with potential to absorb change.
- Allowing for the establishment of activities that are complementary to the character and viability of the GCZ in a comprehensive manner.
- Recognising the importance of nature conservation and ecosystems by proposing an integrated sustainable approach to the development and protection of natural values, including archaeological and heritage values.

CONCLUSION






18. The proposed SZ enables appropriate development to occur within the GCZ, achieving a greater certainty of outcome while protecting and maintaining the landscape values pertaining to the zone.

DATED 28 August 2017

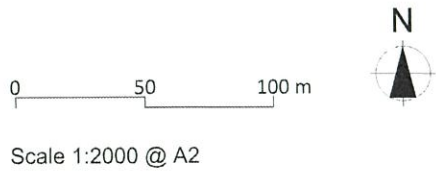
Tony Milne



LEGEND

-  Artists Impression Viewpoint
-  Productive planting
-  Contours
-  Consented car park
-  Existing cycle path

* Refer to Structure Plan for further information

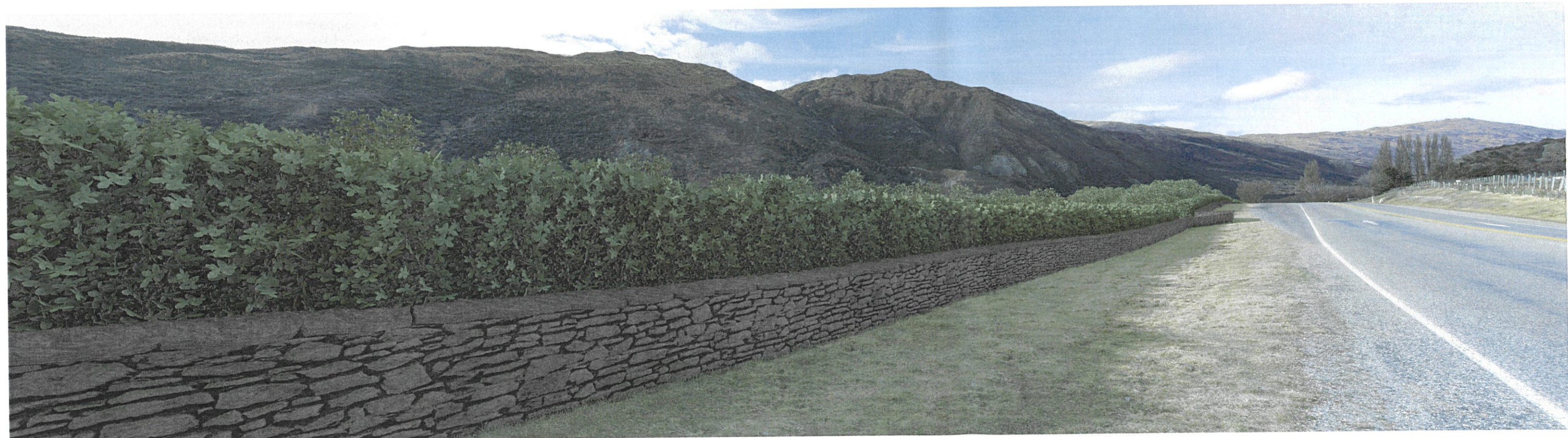


ARTISTS IMPRESSION VIEWPOINT MAP | AA2

AERIAL PHOTO SOURCE: SUPPLIED BY PATTERSON PITTS



PHOTOGRAPH 1 - EXISTING



ARTISTS IMPRESSION 1 - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 15 frames (5 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°, Optimal viewing distance of A2 print to match view on site approx 250mm from eye
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6 = Equivalent Focal Length 48mm for individual frames
CAMERA LOCATION: Northing (NZMG) 5569400.21, Easting (NZMG) 2188095.83, Elevation (MSL) 355.60, Camera Height 1.5m
PHOTOGRAPH TAKEN: 10th August 2017, 3:00pm



PHOTOGRAPH 2 - EXISTING



ARTISTS IMPRESSION 2 - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 15 frames (5 horizontal x 3 vertical), Horizontal FOV 124°, Vertical FOV 55°, Optimal viewing distance of A2 print to match view on site approx 250mm from eye
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6 = Equivalent Focal Length 48mm for individual frames
CAMERA LOCATION: Northing (NZMG) 5569408.96, Easting (NZMG) 2188444.59, Elevation (MSL) 346.40, Camera Height 1.5m
PHOTOGRAPH TAKEN: 10th August 2017, 2:26pm

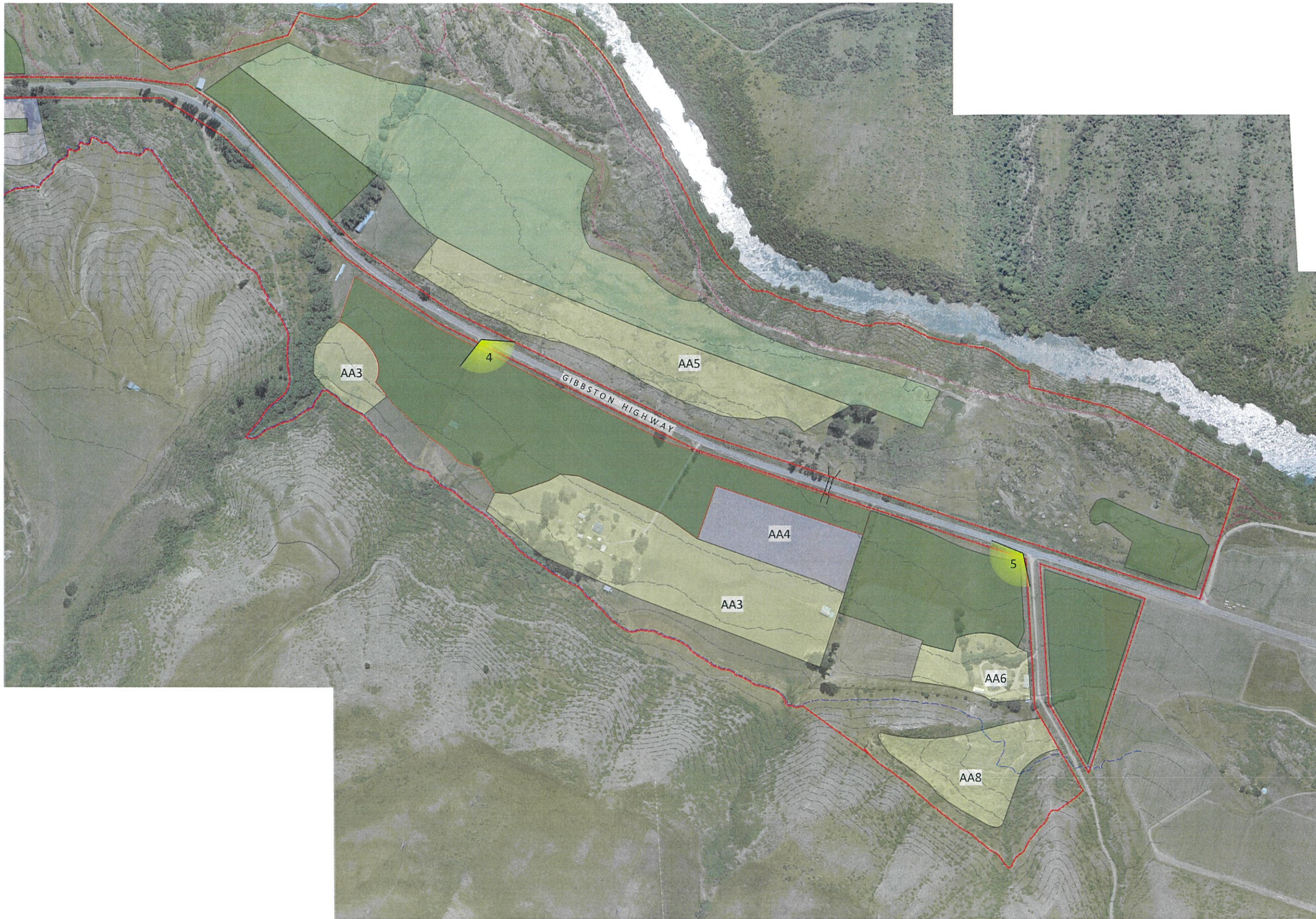


PHOTOGRAPH 3 - EXISTING






ARTISTS IMPRESSION 3 - PROPOSED

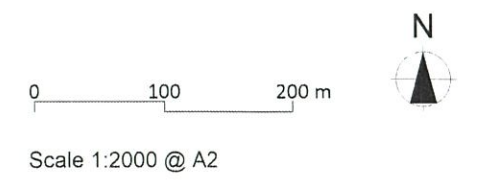
PHOTOGRAPH DETAILS: Rectilinear panorama composed of 15 frames (5 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°, Optimal viewing distance of A2 print to match view on site approx 250mm from eye
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6 = Equivalent Focal Length 48mm for individual frames
CAMERA LOCATION: Northing (NZMG) 5569395.11, Easting (NZMG) 2188322.27, Elevation (MSL) 352.67, Camera Height 1.5m
PHOTOGRAPH TAKEN: 10th August 2017, 3:47pm



LEGEND

-  Artists Impression Viewpoint
-  Productive planting
-  Contours

* Refer to Structure Plan for further information



ARTISTS IMPRESSION VIEWPOINT MAP | AA3-8

AERIAL PHOTO SOURCE: SUPPLIED BY PATTERSON PITTS



PHOTOGRAPH 4 - EXISTING



ARTISTS IMPRESSION 4 - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 15 frames (5 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°, Optimal viewing distance of A2 print to match view on site approx 250mm from eye
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6 = Equivalent Focal Length 48mm for individual frames
CAMERA LOCATION: Northing (NZMG) 5569030.19, Easting (NZMG) 2189165.01, Elevation (MSL) 361.02, Camera Height 1.5m
PHOTOGRAPH TAKEN: 10th August 2017, 3:39pm



PHOTOGRAPH 5 - EXISTING



ARTISTS IMPRESSION 5 - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 15 frames (5 horizontal x 3 vertical), Horizontal FOV 124°, Vertical FOV 55°, Optimal viewing distance of A2 print to match view on site approx 250mm from eye
 CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6 = Equivalent Focal Length 48mm for individual frames
 CAMERA LOCATION: Northing (NZMG) 5568712.68, Easting (NZMG) 2189970.33, Elevation (MSL) 357.421, Camera Height 1.5m
 PHOTOGRAPH TAKEN: 10th August 2017, 3:20pm