

**Before the Panel of Hearing Commissioners  
For the Queenstown Lakes Proposed District Plan**

In the Matter of                      the Resource Management Act 1991

And

In the Matter of                      the Queenstown Lakes Proposed District Plan  
**(Stage 2 – Hearing Stream 14)**

**Statement of Evidence of  
Yvonne Pflüger for Trojan Helmet  
Limited (Submitter 2387)**

Dated: 19 June 2018

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## INTRODUCTION

### Qualifications and Experience

1. My name is Yvonne Pflüger.
2. I am employed as a Senior Principal Landscape Planner for Boffa Miskell Limited (**BML**), an environmental consultancy specialising in planning, design and ecology. I have been employed at BML's Christchurch office for ten years and am a Principal in the company.
3. I hold a Masters degree in Landscape Planning from BOKU University, Vienna (Austria, 2001) and a Masters degree in Natural Resources Management and Ecological Engineering from Lincoln University (NZ, 2005). I am a Full Member of the Resource Management Law Association and a registered member of the New Zealand Institute of Landscape Architects, as well as a Certified Environmental Practitioner under the Environment Institute of Australia and New Zealand.
4. I have practised as a landscape planner for 17 years on a wide range of projects including environmental and visual effects assessments, nature conservation and river restoration, and recreation planning. As part of my professional career in Austria, I was a project co-ordinator in several projects funded by the European Union, which involved the preparation of management plans for designated protected areas.
5. During my time at Boffa Miskell I have played a key role in preparing several landscape studies for various territorial authorities throughout New Zealand's South Island, including studies for Banks Peninsula, the Southland Coast, and the Te Anau Basin, which included the assessment of the landscape's capacity to absorb future development. I was the project manager and key author of the Canterbury Regional Landscape Study Review (2010) and of Ashburton, Invercargill, Hurunui and Christchurch District landscape studies (2009-2015). The preparation of these studies involved evaluating landscape character and quality for these regions and districts and advising councils on objectives and policies for the ongoing management of the landscape.
6. I have also prepared a large number of landscape and visual assessments for development projects of varying scales within sensitive environments,

including preparation of landscape evidence for council and Environment Court hearings. Relevant projects I have been involved in within the Queenstown Lakes District include the Treble Cone gondola, Parkins Bay Resort and Golf Course, a number of gravel extraction operations, the Queenstown Airport runway extension and consent applications for private rural subdivisions.

7. I have also provided expert landscape and visual effects evidence at other hearing streams for the Queenstown Lakes Proposed District Plan (**PDP**), including Jacks Point, Glendhu Bay, Soho skifield and Amisfield winery.

### **CODE OF CONDUCT**

8. While this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note dated 1 December 2014. I agree to comply with this Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **SCOPE OF EVIDENCE**

9. I have been engaged by Trojan Helmet Limited (**THL**) to prepare evidence in respect of THL's proposal for a bespoke resort zoning for its approximately 162 ha site bounded by and located between Lakes Hayes Arrowtown Road, McDonnell Road and Hogans Gully Road (**Site**).
10. I prepared the Assessment of Landscape and Visual Effects, including a graphic attachment that accompanied THL's submission on Stage 1 of the PDP (Submission 437), and its submission on Stage 2.
11. This evidence relates to THL's Stage 2 submission and is also accompanied by a graphic attachment that I refer to throughout my evidence (**attached**).
12. In summary, THL's Stage 2 submission seeks to provide for the establishment of up to 150 residential units (which includes the existing dwellings on the Site, as well as accommodation for future resort staff) within identified development nodes (described in the submission as

'Activity Areas') located around the golf course, subject to controls on built form outcomes and extensive landscaping requirements. In addition, the submission seeks to provide for the ongoing operation and development of the existing golf courses and sculpture park, and for a limited range of commercial activities around the existing Clubhouse, related to the purpose of the resort. I understand that all development must be undertaken in accordance with the proposed Structure Plan for the Hills Resort Zone, which is attached to THL's Stage 2 submission. I understand an updated version of the Structure Plan is attached to Mr Tyler's evidence. I comment on the updated Structure Plan, as necessary, throughout my evidence.

13. In my evidence I will:
- (a) Describe the landscape characteristics of the Site and the wider area, including recent adjacent development (both consented and constructed);
  - (b) Briefly summarise the elements of the proposal that are relevant to my evidence, and outline my input into the design of the proposed Resort Zone;
  - (c) Provide an assessment of the visual effects and landscape character effects of development enabled under the proposed Zone and draw conclusions about how the proposal with its development controls responds to the landscape's ability to absorb change;
  - (d) Comment on the Landscape Character Unit (**LCU**) description in Schedule 24.8 of the PDP and assess the proposal against the description;
  - (e) Respond to the Council's evidence and reports; and
  - (f) Draw an overall conclusion regarding the anticipated landscape outcomes of the proposed Resort Zone.

## **DOCUMENTS REVIEWED**

14. In preparing this evidence I have reviewed the following documents and reports:
- (a) The Wakatipu Basin Land Use Study (**WBLUS**);

- (b) Chapter 24 of the PDP, including Schedule 24.8;
- (c) Bridget Gilbert's evidence on behalf of QLDC, dated 28 May 2018), and supplementary evidence dated on 6 June 2018 in response to this submission;
- (d) Relevant sections of QLDC's s42a reports for the Wakatipu Basin, in particular Mr Langman's evidence on Rezoning Submissions and Mr Barr's evidence on Chapter 24, dated 30 May 2018, and Mr Langman's supplementary evidence filed on 6 June 2018 in response to this submission;
- (e) Evidence prepared for THL (in draft), including in particular:
  - (i) the masterplanning evidence of Mr Tyler;
  - (ii) the planning evidence by Mr Brown; and
  - (iii) the building design guidelines prepared by Ms Chin.

## **EXECUTIVE SUMMARY**

- 15. I have assessed the landscape and visual effects of the development that will be enabled by the proposed Hills Resort Zone and provided an analysis of the proposed residential/visitor Accommodation Activity areas (A1-9) and Home Sites (HS1-6), as well as the Clubhouse and Resort Services area.
- 16. The proposed Structure Plan for the Resort Zone has been developed with my input following a detailed analysis of the Site and wider landscape, and having particular regard to the Site's ability to absorb change and development.
- 17. I consider that development within the Activity Areas identified on the Structure Plan can occur without giving rise to adverse visual effects and landscape character, provided specified standards relating to building design, height and landscaping are met. These standards and the proposed design guidelines will ensure that buildings and development within the Resort Zone is in character with the surrounding local and surrounding landscape, without being visually prominent or dominant. In

my view, the standards and design guidelines will ensure that buildings are recessive in appearance and blend into the landscape.

18. Areas for development are located within internal parts of the Site, where landscape character and visual effects will, in my opinion, be minor when viewed from surrounding roads as well as from the elevated residential areas of Arrowtown.
19. The comprehensive development proposal has been tailored specifically for this Site, with its current recreational/golf uses and exceptionally high quality design and maintenance standards. The proposed rules for the Zone will ensure that the significant majority of the Site will be maintained as open space which is appropriate given its current recreational uses and location in proximity to Arrowtown. The proposed trail that will provide access for the public through the Site is, in my view, a positive effect and provides an opportunity to connect with and extend since it will form part of the wider network of trails, while making the otherwise private golf course land available for access and enjoyment by the community.
20. As for adverse cumulative effects in respect of landscape character I consider that Mrs Gilbert's assessment for QLDC omits a number of important aspects. It does not take account that over 95% of Millbrook and over 96% of the Hills Resort Zone will be retained as open space, that topography separates this proposal and the other identified developments in the Basin and that there are very few elevated viewpoints where the identified existing and proposed resort developments will be "cumulatively" visible. I also do not agree with Ms Gilbert's statement that the Hills Resort Zone will result in a significant alteration in identity and sense of place. In this part of the Basin the sense of place, particularly with regard to the Site, is a manicured, highly modified golf course which will be retained by this proposal.
21. The existing Golf Course on the Site currently provides high visual diversity in terms of landform and land cover. The visual amenity of the Site is high, due primarily to its manicured character. Despite its operative Rural zoning, given it is used as a Golf Course, it does not currently provide rural landscape values relating to productive land uses. The existing landscape character lends itself to the proposed development, and due to the low visibility of the proposed Activity Areas, in combination with the proposed

restrictions on building design, heights, colours and materials etc, and landscaping requirements, as detailed above, adverse effects on landscape character and values can, in my view, be avoided.

## **EXISTING LANDSCAPE CHARACTER AND VALUES**

### **Site context**

22. The Site is located on the south western side of Arrowtown Township. Formerly a deer farm, the Site has been developed into an international 18 hole golf course (the Hills) over the past decade based on a design provided by Darby Partners. A nine hole short course has recently been constructed on the western side of the Clubhouse.
23. The Site is part of a larger triangular shaped landholding encompassing approximately 190 hectares in total and extending between Arrowtown-Lake Hayes Road in the west to McDonnell Road in the east, and Hogans Gully Road in the south. The proposed Hills Resort Zone applies to only part of the Site (approximately 162ha).
24. The surrounding topography of the north eastern corner of Wakatipu Basin within which the Site is located is varied and of high visual diversity. The existing Millbrook Resort and Golf Course is located on the western side of Arrowtown-Lake Hayes Road. The design of the landscaping within the Millbrook Resort has similarities to the Site and the rolling terrain provides similarly manicured but diverse landscape characteristics.
25. The Arrowtown escarpment extends along the township and its southern part forms the current urban boundary. This prominent landscape feature contains urban development along the northern 900 metres of McDonnell Road. Intensive development extends along McDonnell Road and creates a strong residential character on this stretch of road. The Arrow South Special Zone extends along another 500m of McDonnell Road with 20 building sites located within the western half of the Zone (a total of 45 residential units throughout the whole zone). South of this intensively developed section the road extends through a more rural landscape, with views to prominent dwellings along the top edge of the escarpment. A number of individual buildings are located on the flats adjacent to McDonnell Road to the south, including an existing maintenance shed on the Site near the entrance way to the Hills Golf Course.



26. The south western corner of THL's larger landholding, along McDonnell Road, is currently occupied by a driving range associated with the Hills Golf Course. This area contains flat modified pasture and, therefore provides distinctively different landscape characteristics to the remainder of the property, including the Site, which is comprised of more undulating terrain and more visual diversity.
27. Immediately adjacent to this area, and further south along McDonnell Road, a retirement village has been consented under the special housing legislation comprising 120 villas, 75 apartments and a 100 bed care home. Construction of the retirement village development is underway. The development of the retirement village will significantly change the currently open rural character of this southern part of McDonnell Road to a densely developed residential area.

### **Site Description**

28. The Site itself comprises the Hills Golf Course and contains varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. The setting is of high aesthetic quality and designed and maintained to the highest standards. While significant earthworks have occurred as part of the establishment of the Golf Course, the appearance of the Site provides a high level of visual amenity and a semi-rural, albeit highly modified outlook for Arrowtown residences located along the western escarpment of the township (Cotter Ave and Advance Terrace), although I note that in future this outlook will also comprise the neighbouring densely developed retirement village, as well as residential development within the Arrow South Special Zone in the foreground.
29. The Site also contains existing buildings on its south-western (the Hills' residences) and eastern sides (maintenance building). These buildings are predominantly set within well-established clusters of vegetation and are difficult, if not impossible, to see from outside the Site. These nodes of existing development are proposed to form part of the Hills Resort Zone.

### **PROPOSAL DESCRIPTION**

30. In summary, the proposed Hills Resort Zone comprises a 162 hectare area of land that is currently occupied by the existing Hills Golf Course and 3

residential dwellings owned by the Hills family members. The proposed Resort Zone is based on a Structure Plan (see **Figure 2** of my graphic attachment), that identifies areas suitable for development within the Zone. The locations of the Activity Areas and Home Sites shown on the Structure Plan have been chosen based on the high ability of these areas to absorb change due to their generally low visibility from outside the Site.

31. The Structure Plan identifies nine areas as suitable for residential and/or visitor accommodation activities, that could accommodate clusters of buildings for these purposes. Additionally, ten of the 17 previously consented house sites on the Site are proposed to be carried over into the Structure Plan. In particular, four of the previously consented home sites are absorbed into the proposed larger residential/visitor accommodation Activity Areas shown on the Structure Plan (Areas A2, A3, A5 and A7), with a further four of the previously consented house sites identified as individual Homesites for individual residential homes (i.e. single residential units). In addition, four new activity areas (A1, A4, A6, A8 and A9) and one new Homesite (HS4) are proposed by the Structure Plan.
32. Building design guidelines are proposed to apply to new buildings within the zone, although I understand these will sit outside of the District Plan Resort Zone provisions. The building design guidelines are described by Mr Tyler and Ms Chin. Their main goal is to ensure that the buildings and landscaping within the Resort Zone will be in character with the Site and the wider Wakatipu Basin.
33. A cycle/walkway is proposed (also described by Mr Tyler) which will enable public access through the Site, so that the area can be enjoyed by the wider community.
34. An objective, policies and rules have been developed for the proposed Resort Zone, which generally enable development within the Activity Areas (including the Home Sites and the Clubhouse and Service Areas) identified on the Structure Plan provided specified standards are met. Standards relating to building levels/heights, roof pitch (30 degrees for buildings higher than 6m in A4 and A5), site coverage (maximum site coverage of 40% in A4 and A5), colours and materials are proposed to apply to development in each Activity Area, along with extensive landscaping requirements within the adjacent Landscape Amenity Management Area

**(LAMA)**. The purpose of these measures is to ensure future development is well integrated with the landscape of the Site and surrounding area and to maintain an overall low visibility of buildings throughout the Site and when viewed from beyond. Mr Tyler's and Ms Chin's evidence contain a more detailed description of the vision and anticipated design outcomes proposed for the Site.

35. All fixed lighting will be directed away from adjacent roads and properties with no light spill to areas located outside of the Zone.

### **ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS**

36. In this section of my evidence I address the potential landscape and visual effects of development in each of the proposed Activity Areas. In the 'Assessment of Landscape and Visual Effects' that accompanied the Stage 2 submission I undertook a detailed visibility assessment of each of the proposed Activity Areas. Rather than repeat that assessment it is **attached** to my evidence as **Appendix 2**. In this section of my evidence I summarise the conclusions reached in Appendix 2.

37. In summary, Appendix 2:

- (a) provides an assessment of the potential visual effects of future development within each proposed Activity Area, (including the Clubhouse and Service areas and the Homesites) within the proposed Hills Resort Zone, along with a short description of each Area's ability to absorb change based on existing landform and vegetation;
- (b) provides an assessment of visibility of each Activity Area from public and private places based on my site investigations; and
- (c) recommends measures to appropriately mitigate any potential landscape character and/or visual effects.

38. In **Appendix 1**, I set out the methodology that was applied to the detailed assessment, which is provided in Appendix 2.

39. The visibility analysis contained in Appendix 2 is based on the on-site investigations that I undertook on 7 September 2015, and 29 November 2017. The analysis is also informed by the Zone of Visual Influence (**ZVI**)

mapping and the photo montage prepared by Mr Tyler/Site LA (refer graphic attachment of his report accompanying THL's Stage 2 submission). In Figure 1 of Mr Tyler's evidence he provides a ZVI from numerous public viewpoints surrounding the Site and provides an analysis of visibility of the Activity Areas into categories (high, moderate, low, no visibility) in his Figure 2.

40. During the course of undertaking the landscape and visual effects analysis, I determined that a number of measures were necessary or desirable to mitigate the potential visual and landscape effects of future development under the proposed zoning, and/or to enhance landscape outcomes. I have recommended that these measures be incorporated into the proposed Zone provisions and/or Structure Plan (as appropriate). The measures include the following:

- (a) Restrictions on the location of buildings to the identified Activity Areas;
- (b) The identification of LAMA adjacent to the more visible Activity Areas within which earth contouring and/or vegetation planting is required to screen or soften future development. The LAMAs must be established prior to development of the Activity Areas so as to ensure they are effective;
- (c) Retention of some existing plantings for screening purposes;
- (d) Various restrictions on building heights in each Activity Area;
- (e) Restrictions on roof pitch (30 degrees for buildings higher than 6m) in A4 and A5 to reduce visibility and bulk of buildings from elevated viewpoints;
- (f) Restrictions on site coverage (40% maximum in A4 and A5) to reduce the bulk of buildings, ensuring open space predominates and potential cumulative effects of development within the Site are avoided;
- (g) Restrictions on colours and materials used on buildings; and
- (h) Restrictions on the number of residential units in A8.

41. I understand that my recommendations have been adopted in the District Plan zone provisions and/or Structure Plan (as appropriate) that are proposed to apply to and govern development within the new Zone. I have therefore taken the measures into account when reaching a conclusion on the visual and landscape character effects of the proposal.

### **Summary of Visual and Landscape Character Effects**

42. The detailed visibility analysis in Appendix 2 provides an assessment of views that would likely be gained to each of the proposed Activity Areas, including the Homesites, the Clubhouse Area and the Resort Services Area. My overall conclusions regarding the visual and landscape character effects (detailed below) take into account the visual effects that would be experienced by viewers on public and private land surrounding the Site.

### **Views from the East and North**

43. The visibility of the Activity Areas (including the Homesites, Clubhouse and Resort Services Areas) from viewpoints east of the Site would be largely restricted to views from the Arrowtown escarpment (Cotter Avenue and Advance Terrace) with few glimpses possible from McDonnell Road and some of the neighbouring properties. The viewpoints along the Arrowtown escarpment will be 500m distant from all Activity Areas, except for A8, which will be approximately 200m distant. I consider that the implementation of additional mounding and screen planting within the proposed LAMAs, in combination with the proposed low-lying, fixed building platforms for each of the Activity Areas, will ensure that adverse visual effects of development of the Site under the proposed zoning can be avoided. Additionally, the proposed restrictions on materials and colours for the buildings will mean that the buildings will not dominate the landscape when viewed from these private residences. With the controls on landscape treatment outlined in the design guidelines the built form will blend in with the golf course environment.

### **Views from the West and South**

44. The proposed Activity Areas in the central and western part of the Site (Activity Areas A5, A6 and A9 and HS 1 and 2) generally have low visibility from outside the Site. The steeply rising terrain along Hogans Gully Road and parts of Arrowtown-Lakes Hayes Road almost entirely block views to

the Site from a south-westerly direction. There is therefore a very limited need to implement additional screening within this part of the Site, as visual effects are expected to be low from public viewpoints.

### **Views from Elevated Locations**

45. From long-distance elevated viewpoints the majority of the proposed Resort Zone will be visible, but the views will be gained at distances of over 1km, where future buildings within the proposed Activity Areas will not be dominant but will form only a very small component of the view and will be recessive in appearance due to the controls on building colours and reflectivity, and softened or screened by existing vegetation and the proposed LAMA. I consider therefore that the visual effects of development within the Site from these elevated viewpoints will not be adverse.

### **Effects on Landscape Character**

46. The domestication that has taken place within the Site over the past decade as the Golf Course has been established has led to a change from the Site's original rural characteristics. While the Golf Course still provides open space and amenity values, these values differ significantly from rural areas that contain productive agricultural land uses.
47. The proposed Activity Areas are sited in confined areas, with only some Activity Areas visually connected to each other, specifically A4, A5 and A6, Buildings within these Activity Areas will only be partially visible in the same viewshaft when viewed from Arrowtown, i.e. Cotter Avenue and Advance Terrace and will be screened or softened by the LAMAs. In order to further reduce any visual effects from these viewpoints from buildings in these Activity Areas, additional specific design controls are proposed. In particular, a roof pitch of at least 30 degrees for buildings over 6m in height and a 40% site coverage limit within Activity Areas 4 and 5 is proposed. I consider that these controls will ensure that the bulk of buildings is reduced and that adequate open space between built form is maintained, thereby addressing any potential cumulative effects of buildings in these areas when viewed from Cotter Avenue and Advance Terrace.
48. Additionally, as noted in respect of views from elevated locations (above) while buildings within A4 and A5 may be partially visible when viewed from Arrowtown (i.e. Cotter Avenue and Advance Terrace), the Activity Areas

will form a small component of the view across the open Golf Course, and will be a considerable distance from the Arrowtown township. The controls on building colours and reflectivity specified in the Resort Zone rules (along with the building design guidelines) will ensure the buildings are visually recessive.

49. The Hills Golf Course differs in character from rural and productive farm land in the Wakatipu Basin. I consider that the Golf Course can absorb the resort style development proposed for the Site without adverse effects on the amenity and landscape character of the area. The Site has been comprehensively assessed and discrete areas have been identified as being capable of absorbing change without detracting from existing landscape and visual amenity values or causing cumulative effects in terms of the inherent landscape character.
50. The existing landscape within the Site contains a manicured golf course of a very high design standard. While the Golf Course provides high amenity values and a pleasant outlook for some Arrowtown residents these amenity values are derived from the designed, park-like nature of the Site. I consider that the landscape character and visual amenity values are not vulnerable to degradation due to the degree of human intervention that has taken place in the past.
51. It is proposed to change the existing zoning of the Site (being Rural General in the Operative District Plan and Wakatipu Rural Amenity in the Proposed District Plan) operative Rural zoning (and proposed Wakatipu Basin Rural Amenity Zone) to the Hills Resort Zone. The Hills Resort Zone is a bespoke zone for the Site and contains a bespoke objective, policies, rules and standards. I consider the Resort zone is appropriate given the existing landscape character of the Site, which has a landscape character and values associated with a highly modified golf course as opposed to a character and values generally associated with productive rural land. The absence of productive farming land uses and the existence of the developed golf course differentiates this Site from other rural land in the District. I consider that the proposed Resort Zone is in keeping with and will not significantly change the existing landscape character of the Site. I consider that within the context of the present landscape the visual coherence of the landscape will be preserved by only locating buildings in

parts of the Site that can absorb change, and retaining the vast majority of the Site as golf course and open space.

52. In my opinion, the landscape character and visual amenity of the Site and the wider area, when viewed from surrounding viewpoints, including public and private places, can be maintained under this particular proposal. I acknowledge that the changes to landscape character do not primarily relate to the visibility of the development. I consider that the character of the Site, which in turn influences the sense of place that can be experienced there, relates to the parkland amenity of the golf course, which will be maintained under the proposal.

### **Effects of Proposed Mitigation**

53. The Site in general is not highly visible from adjacent roads due to existing landform and vegetation screening. The topography of the terrain within the Site is highly variable and a number of internally oriented spaces have been created that can absorb development without being visible from public roads. From high-lying public viewpoints, such as Feehly Hill and Tobins Track, large parts of the proposed development would be visible, but built form will be recessive, screened or softened by landscaping, and surrounded by a predominance of open space.
54. No additional screen planting along the roads is proposed as part of the Structure Plan, apart from a small area along Hogans Gully road, and therefore, no loss of openness or views from public roads is expected under the proposal.
55. It is anticipated that the proposed LAMAs will assist with softening or screening built form and will build on existing landform and planting patterns. I therefore expect that the change to the existing landform caused by the LAMA will not be readily detectable from outside the Golf Course, so will not give rise to adverse effects of itself.
56. Only a few Activity Areas are located close to the boundaries of the Site, in particular A8 near McDonnell Road and A2 and A3 near the neighbouring property, and for those Areas mitigation in the form of LAMAs is proposed to ensure that adverse visual effects of buildings on neighbouring properties can be avoided.



57. For buildings that may be partially visible from viewpoints along the Arrowtown escarpment, specifically A4 and A5, restrictions on the roof pitch (30 degrees for buildings higher than 6m) and site coverage (no more than 40%) are proposed to reduce their visibility and bulk.
58. In addition to the LAMAs, down lights are proposed for external lighting to minimise visibility at night. The central location of the Activity Areas (including the Homesites) away from the Site's boundaries means there will be no light spill on to neighbouring properties. While lights from some of the buildings within the Activity Area will be seen from outside the Site, including Arrowtown, I consider the impact in the context of the township and the adjacent retirement village to be minimal.
59. The design guidelines for the buildings within the proposed Resort Zone will ensure that a consistent style of built form can be achieved that is in character with the Wakatipu Basin landscape. I consider the choice of materials appropriate and anticipate that the range of colours would help to blend buildings into the landscape.

### **Structure Plan Design – Response to LCU 22**

60. I note that when formulating the Structure Plan, particular emphasis was placed on maintaining the current visual coherence of the Golf Course by placing the proposed Activity Areas in areas where they are in harmony with the line and form of the landscape. I was involved in the preparation of the Structure Plan, which has evolved since I first provided advice in relation to this project in 2015. As part of my involvement I assisted with the location and outline of Activity Areas (including the Homesites), ensuring that only the parts of the Site able that can absorb the change without adverse effects on its landscape character were identified for an Activity Area. I also advised in respect of the location and extent of LAMAs required to minimise visibility of buildings, as well as the building height limits for each Activity Area.
61. The small-scale terrain of the Site and the landform variation has allowed the Activity Areas to be sited so that development on the internal ridges and slopes of Site is avoided. The variable sense of openness and enclosure of the Site has been utilised to site the Activity Areas in visually discreet locations within the hummocky terrain.

62. The careful siting of the Activity Areas, along with the existing screening from low-lying viewpoints (such as roads) provided by existing vegetation and topography means that the appearance of future buildings on the skyline will be avoided. The Activity Areas are all set back from public roads and this, in combination with existing landform and vegetation screening will ensure that amenity values associated with the views from public roads are maintained.
63. I note that in Schedule 24.8 of the notified Chapter 24 of the PDP, the Site, which forms a separate Landscape Character Unit (LCU 22- The Hills), is described as providing generally a low level of naturalness as a consequence of the distinctly modified character of the golf course setting. The existing rural residential dwellings and the previously consented 17 building platforms are also acknowledged. I consider that the proposed Resort Zone is generally consistent with the description contained in the LCU and will maintain the identified existing values, with the Site acting as a greenbelt extension to Millbrook on the western side of Arrowtown. The proposed Activity Areas are all located in visually discreet locations, set back from public and private view points to ensure that they can be integrated with the landform. Existing and proposed planting throughout the golf course (including the proposed LAMA) will ensure that the visual coherence of the Site can be maintained, while utilising the complexity of the landform and vegetation to avoid cumulative effects and adverse effects on the openness/ open space values of the so-called 'greenbelt'.

## **STATUTORY ASSESSMENT**

64. There are no outstanding natural landscapes or features within or close to the Site. Therefore, there are no matters of national importance under Section 6(b) of the Resource Management Act 1991 (**RMA**) relevant to this assessment. Visual amenity matters under s7(c) RMA are addressed in the assessment of landscape character and visual amenity effects discussed earlier in my evidence.

## **PROPOSED HILLS RESORT ZONE PROVISIONS**

65. A specific range of development is proposed to be enabled in the Hills Resort Zone, provided specified standards are met, including in relation to building locations and heights, roof pitch (30 degrees for building higher

than 6m in A4 and A5), site coverage (40% maximum site coverage in A4 and A5), colours, materials, and reflectivity. In addition, areas of mitigation landscaping and planting (LAMAs) are required, as shown on the Structure Plan, and rules are proposed which require landscaping in these areas to be undertaken before development in the adjacent Activity Area has commenced. These LAMA will help to ensure appropriate landscape outcomes will be achieved, and that buildings are screened or softened (whichever is required for the particular area). Together, these measures will ensure that buildings and development within the new Zone is appropriate for and well integrated with its location and the character of the Site and the wider environment.

66. The proposed rules for the new Zone include a rule which requires that the LAMA adjacent to an Activity Area be established before buildings in the Activity Area are constructed, otherwise a non-complying resource consent for the buildings is required (as described in the evidence of Mr Brown). This control applies to buildings within Activity Areas A2, A3, A4, A5, A7, A8, A9, HS5 and S and provides an opportunity for the Council to assess the visual effects of the buildings and the adequacy of any mitigation planting/measures proposed if the LAMA is not established, and if the LAMA is not established, to decline consent if it considers these matters can not be satisfactorily addressed. Where LAMAs have already been established, buildings will be controlled activities, subject to compliance with Standards in respect of colours, reflectivity and height, and for A4 and A5, roof pitch and site coverage. The establishment of LAMAs is also proposed as a controlled activity to enable the Council to assess the proposed earthworks and planting (in terms of plant selection, irrigation and mitigation function) to ensure it appropriately mitigates or provides visual relief from the effects of development in the adjacent Activity Area.
67. I consider that this rule framework is appropriate for this type of resort development, where the maintenance of landscape character, amenity values and open space is important. I consider the proposed rules and standard will ensure appropriate outcomes are achieved. I consider that this will be further ensured by the building design guidelines that are proposed to apply to all new building within the Resort Zone. I understand the design guidelines will sit outside the District Plan (i.e. will not be administered by the Council), however I am aware that this approach has

been successfully adopted and applied in other zones, and I have no reason to believe that the approach will not be equally as successful for the Hills Resort Zone.

68. The design of the Structure Plan has been undertaken with my input to minimise landscape character and visual amenity effects. As part of this, the building locations, height and landscaping requirements are specifically tailored for the differing parts of the Site to ensure that landscape outcomes without adverse effects on the wider landscape can be achieved. The proposed Structure Plan provides certainty around the integration of the individual areas of development with the wider Site in this regard. I consider the proposal is a sympathetic and appropriate development within the modified environment of the Golf Course.
69. The non-complying activity status and matters of discretion specified for buildings where the adjacent LAMA has not been established means that resource consent for buildings can be declined if the Council considers that, without the LAMA, the effects of the building will be more than minor. This approach will, in my view, ensure that the Site will be developed in a way that adverse visual effects on private and public views are avoided.
70. The openness of the Site, perceived from Arrowtown and adjacent roads, will not be changed, noting that even if developed to the maximum yield of 150 residential units, over 96% of the Site will remain as open space.
71. Through landscaping and the LAMA, over which the Council will also have control of outcome (because the establishment of the LAMA will require a controlled activity resource consent) the overall landscape quality and character of the Hills Golf Course will be maintained.
72. It is proposed that for all buildings in the Resort Zone, the colours and materials used be restricted to a range of black, browns, greens or greys; pre-painted steel; and that all roofs and vertical surfaces must have a light reflective value not greater than 35%. In addition, the proposed building design guidelines require integration with the landscape and neighbouring buildings and seek a minimum of 75% of native planting as part of any landscaping. They discourage development of an urban or suburban nature. These measures mean that buildings will not be visually prominent, even if parts of buildings are visible from various viewpoints. Further, the

design guidelines will ensure that the built form is in character with the building materials found within the Wakatipu Basin.

73. I consider three of the proposed Activity Areas to be visually more sensitive (A4, A5, A8), principally due to the potential views that can be gained to these areas from Arrowtown. In response to these particular sensitivities screening is provided within the LAMAs adjacent to the Activity Areas and specific design measures, such as a maximum number of 2 buildings within A8 and controls on roof pitch and site coverage for A4 and A5 are proposed.
74. For A4 and A5, a roof pitch of a minimum of 30 degrees for buildings higher than 6m is proposed to ensure the bulk of the upper storey (if there is one) of the built form in these Activity Areas is reduced to minimise visibility from elevated viewpoints, including the Arrowtown escarpment. Additionally, a maximum site coverage of 40% is proposed for A4 and A5 to ensure that the built development of these adjacent Activity Areas is broken up, providing for sufficient areas of open space within the Activity Areas.
75. A reduced level (**RL**) maximum height has been nominated for all Activity Areas, meaning that buildings of up to 8 metres can generally be built in all Activity Areas (other than A8 and HS6), including the Clubhouse, Resort Services and Homesites areas. Where an RL is nominated, buildings may need to be cut into the ground in order to achieve this maximum height, which will ensure they are appropriately nestled into the landform.
76. For A8, which is located in close proximity to the Arrowtown escarpment, a lower building height of 6.7 metres is proposed. This will, in my view, ensure that the openness and views across the Site from residences in Arrowtown can be maintained without adverse effects on the visual amenity experienced from these residences.
77. For HS6 a 5.5 metre building height is proposed to avoid visual prominence on the north-east facing ridgeline.
78. For any other buildings and structures, a 5.5m height limit applies.
79. In general, I consider the approach to building heights appropriate, since visibility from surrounding roads to the internally located Activity Areas and

Homesites individual house sites is very low and long distance views from Arrowtown (over 1km) will only be affected to a minor extent.

80. The development that will be enabled under the proposed Hills Resort zoning is not urban or rural lifestyle/residential in character. The Zone provides for a sensitively designed resort style development instead. I understand there will be a requirement that all development undertaken must accord with the Structure Plan which will ensure that a predominance (over 96%) of large areas of open space is maintained and that built development is located only in areas where it can be absorbed in the landscape. The Structure Plan builds on the existing land use pattern and I consider that development in accordance with it will not adversely affect landscape character or visual amenity values.

#### **RESPONSE TO S42A REPORT AND FURTHER SUBMISSIONS**

81. I have reviewed the evidence by Ms Gilbert, dated on behalf of QLDC, dated 28 May 2018, and supplementary evidence filed on 6 June 2018 in response to the BML landscape and visual assessment that was lodged with the submission. I make the following observations in relation to her reports.
82. Sense of place and rural character: Ms Gilbert expresses concerns that the proposed Resort Zone would be a significant departure from the existing character currently found within the Site. In paragraph 2.12 of her supplementary evidence she states that in her opinion, *“the contrasting character of such resort style development within the context of a mixed rural living and rural production landscape setting serves to amplify the influence it has on sense of place and identity”*. I consider that the context of the landscape around and including the Site is not “rural productive landscape” but is a modified landscape that includes urban and rural residential development, and manicured golf courses with a parkland character. I consider that the design of the Resort Zone development will be in character with the existing character found within the Hills Golf Course and will continue to provide high amenity. The proposed Resort Zone will, in my view, be in character with the existing land use and will be perceived as a logical extension to the tourism and recreation experience already provided within the Site, which does not have rural attributes that would be expected from productive farm land. The Zone will provide for a

much lower density than what is provided for in the consented retirement village on the neighbouring site and other surrounding land.

83. I agree with Ms Gilbert that the proposed Resort Zone will not be dominant in views from the surrounding area (paragraph 2.11 supplementary evidence). While Ms Gilbert seems to think that the public accessibility of the Site would be a negative characteristic, since people would be able to see the buildings within the Site, I consider the accessibility to such a large area of land next to the urban settlement of Arrowtown as a real benefit, noting that access to the land is currently only provided to golf club members and a limited number of visitors.
84. I consider that the visual amenity of the Resort Zone will be very high due to the high design standards and I expect the public to enjoy the use of the trails that would be provided through the Site to link with the wider network.
85. Within the Site, care has been taken in the preparation of the proposed Structure Plan to locate the proposed Activity Areas within parts of the Site that are capable of absorbing development, including buildings.
86. The Activity Areas are all located in parts of the Site where development within them will not adversely affect the landscape and visual amenity values currently provided in and by the Golf Course. The location of the Activity Areas has taken into account the local small scale topography and existing vegetation of the Site to ensure that the future buildings can be successfully accommodated while avoiding adverse visual effects on viewpoints located outside the Site. The vast majority of the Site (over 96%) will be retained as golf course and open space.
87. The design of the existing Golf Course with a mix of manicured greens, areas of native grasses and clusters of exotic trees and shrubs allows for the small pods of development (i.e. Activity Areas) to integrate among the undulating landform of the Site. The creation of unnatural lines and incongruous appearance of development will be avoided in order to maintain the internal amenity of the Site, as well as the outlook of adjacent residents. The access tracks between Activity Areas will be shared, which reduces the need for additional internal roads.
88. In paragraph 2.16(b) of her supplementary evidence Ms Gilbert states that she anticipates that “*when combined with the established Millbrook Resort,*

*the extent of urban parkland landscape character anticipated by this submission (and adjacent Arrowtown) runs the risk of a perception of urban type development sprawling across the Basin". I do not agree.*

89. I consider that the proposed Resort Zone would, in my view, not constitute sprawl of conventional residential development. The proposed Activity Areas are clustered in central parts of the Site, which avoids residential sprawl along, and visibility from, the surrounding roads. As part of the proposal very specific areas have been identified for mitigation measures, where screen planting and mounding will visually form part of the existing golf course environment without impacting on the openness of the Site.
90. I also note that development within Millbrook and the Hills Resort Zone would only be perceived together from very elevated viewpoints, where it would be seen in the context of the wider Basin; where development is generally contained to the Basin floor, and the hill and mountain slopes, which dominate the views, and are kept free of development. From these elevated viewpoints only glimpse or oblique views to the developed resort areas would be obtained and they would be broken up by landform and vegetation.
91. The Millbrook and Hills Resort Zone developments would not be perceived together in views from public roads, or from private viewpoints (e.g. residences).
92. I therefore consider Ms Gilbert has overstated the risk of urban sprawl.
93. Further, I note that the Council has indicated its intention to urbanise, in the future, the Arrowtown South land (i.e. land within LCU 24). If this occurs, the Hills Resort Zone will, in my view, ensure a defensible urban edge is maintained, because development within the Hills Resort Zone will be contained to the discretely located, identified Activity Areas, while the vast majority of the Site will remain as open space.
94. Ms Gilbert states that the landscape assessment that accompanied THL's submission is "*somewhat superficial*" in its analysis with respect to landscape character, including cumulative effects, and relies too much on the lack of visibility of the proposal. I do not agree. In respect of cumulative effects, Ms Gilbert appears to acknowledge that development within the Resort Zone will appropriately manage visual effects (paragraph



2.3). As stated above, Millbrook and the Hills Resort Zone will not be readily perceived in the same viewshaft/from the same viewpoint, so it can be concluded that any adverse cumulative visual effects would be limited to a few high-lying viewpoints. I consider that in respect of the developments referred to by Mr Langman (Hogans Gully Farm, Ayrburn, Waterfall Park) it would be impossible to see these developments in their entirety together with the Hills Resort Zone even from elevated viewpoints, since they are located in different visual catchments.

95. As for adverse cumulative effects in respect of landscape character – I consider that Ms Gilbert’s assessment omits a number of important aspects::

- (a) It does not take account that over 95% of Millbrook (given the 5% maximum site coverage rule) and over 96% of the Hills Resort Zone will be retained as open space;
- (b) It does not take account of topography, which will contain, screen or break up views to development so that they are not experienced together as described above;
- (c) It does not take account of mitigation and landscape enhancement features, such as controls or buildings and landscaping requirements;
- (d) It does not take account of, or assess the viewpoints from which the development/Zones will be “cumulatively” visible.

96. Ms Gilbert places much reliance on “sense of place and identity” and states in her evidence that the Hills Resort Zone will be experienced as an “*urban parkland type character or resort style character*” (as opposed to a *rural residential character*)” (paragraph 2.11). In my view, she does not take into account that the Hills Golf Course is not presently rural or rural residential in character. Rather, it is presently a highly manicured golf course/resort, exhibiting a parkland character and it is perceived as such. The proposed Hills Resort Zone will provide built development that is in character with this existing sense of place.

97. Ms Gilbert states the Hills Resort Zone will amount to a “*large scale change in the quantum of urban parkland type development throughout the*

*north eastern point of the Basin*" (paragraph 2.113 As noted above, I consider the golf course presently exhibits a parkland type character, and that will not change under the proposed Hills Resort Zone. The proposed Zone will not, in my view, introduce an "urban" type development, because the development that will be enabled is not urban in character. The Structure Plan, Zone rules and the building design guidelines will ensure that buildings are subservient in the landscape and integrated with the golf course, and that a predominance of open space is maintained. I do not agree with Ms Gilbert's statement that the Hills Resort Zone will result in a significant alteration in identity and sense of place. In this part of the Basin the sense of place, particularly with regard to the Site, is a manicured, highly modified golf course which will be retained by this proposal.

98. I note however that the sense of place described by Ms Gilbert, along with the existing landscape character and sense of openness, will change significantly if the Arrowtown South Area (LCU 24) is urbanised in the manner she recommends in WBLUS, and as Mr Langman's planning evidence suggests it may, in the future be. In this circumstance, the sense of place of this area when perceived from McDonnell Road, the Arrowtown escarpment and surrounding elevated viewpoints will be one of an urban area. I consider that the adjacent Hills Resort Zone will provide an appropriate foil to this urban development and will ensure that a sense of openness and amenity values is maintained in the wider area.
99. I do not consider that the proposal will be perceived as urban sprawl associated with Arrowtown as suggested by Ms Gilbert, as it will be set back from the roads, well screened or otherwise not visible from external viewpoints and located in discreet locations within the Site. I do not consider that the Resort Zone would provide a different sense of place and identity than the existing private golf course on the Site, which also provides a manicured, parkland setting.

**Y Pflüger**

June 2018

## APPENDIX 1 - ASSESSMENT METHODOLOGY

### Assessment of Effects on Landscape Character and Values

100. Landscape character and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts must be assessed to determine the effects of a proposal on landscape character and quality, rural amenity and on public and private views. In this assessment the potential effects are based on a combination of the landscape's sensitivity and visibility and the nature and scale of the development proposal.

### Landscape's Ability to Absorb Change

101. The assessment of the landscape's ability to absorb change is based on its existing character sensitivity and visual sensitivity. The analysis of landscape character sensitivity/its ability to absorb change is based on judgments about sensitivity of aspects most likely to be affected. These aspects cover natural and cultural factors, quality/condition of the landscape and aesthetic factors. Visual sensitivity covers the visibility of an Activity Area as well as the nature and extent of population likely to visually experience the Area (e.g. private/ public viewpoints).
102. I note that the landscape character of the Site has been substantially modified through the existing Golf Course development, which has created a manicured landscape appearance. While the landscape is aesthetically pleasant and well maintained, the landform and vegetation within the Site are of a low naturalness. The openness of the landscape is generally aligned with rural landscapes, but the character differs from that of rural land with productive land uses.
103. The landscape's ability to absorb change is identified as follows:
- (a) High: change can be readily absorbed due to low visibility of the proposed development and because it will not cause any adverse effects on landscape character

- (b) Medium: the area can absorb some change due to medium visibility of the proposed development and moderately sensitive landscape character within the Golf Course
- (c) Low: high visibility of an Activity Area combined with moderate or high landscape character sensitivity within the Golf Course

### Visibility Analysis

- 104. The analysis of potential visibility includes an assessment from viewpoints on surrounding public roads and reserves, in particular from Arrowtown and the roads adjacent to the Site.
- 105. Two representative elevated viewpoints around Arrowtown (Feehly Hill and top of Tobins Track on Crown Terrace) have been assessed. Conclusions about visibility from private properties have been drawn based on an assessment from nearby public viewpoints, such as roads.
- 106. The assessment of visibility is framed in the following way:

#### Viewpoint distances:

- (a) Long distance: more than 1.0 km (eg top of Tobins Track and Feehly Hill);
- (b) Mid distance: 500m – 1.0km (eg southern edge of Arrowtown); and
- (c) Short distance: less than 500m (eg McDonnell Road, Arrowtown-Lake Hayes Road).

#### Visibility:

- (a) Low: viewed from mid to long distance, partly visible (less than half of the activity area);
  - (b) Medium: viewed from mid distance, partly visible (more than half of the activity area); and
  - (c) High: viewed from short to mid distance, partly or fully visible (more than half of the activity area).
- 107. It is important to note that the methodology above is based on a factual assessment as to whether buildings within activity areas are visible, and

does not include a consideration of whether these buildings can be made less visible by landscaping, building colours and materials etc. However, these matters are taken into account when assessing visual effects.

108. The visibility analysis is also informed by the mapping of the Zone of Visual Influence (**ZVI**), and the photo montages prepared by Mr Tyler/ Site LA (refer graphic attachment of Richard Tyler's masterplanning report that accompanied THL's Stage 2 PDP submission and the attachments to his evidence dated 11 June). However, the on-site investigations I carried out for the assessment (7 September 2015 29 November 2017) form the main basis of my analysis.
109. Findings from the visibility analysis form the basis for the assessment of visual effects.

*Recommended mitigation and enhancement*

110. A number of measures are recommended to mitigate the visual and landscape effects of the proposal, and/or to enhance landscape outcomes. These measures are proposed to form part of the Structure and/or be ensured by the rules that apply in the new Zone. The measures include restrictions on the location of buildings; requirements for vegetation planting and earth contouring for screening; restrictions on building heights; restrictions on roof pitch (30 degrees for buildings higher than 6m in A4 and A5); site coverage (40% maximum in A4 and A5), and on colours and materials used on buildings within the zone. The implementation of these measures has been taken into account when reaching a conclusion on the visual and landscape effects of the proposal.

## APPENDIX 2 – VISIBILITY ASSESSMENT OF ACTIVITY AREAS

111. This Appendix provides an assessment of the visual effects of future development within each of the proposed Activity Areas (including the Clubhouse Service Areas and the Homesites) within the Proposed Hills Resort Zone. For each of these Areas I provide the following:
- (a) A description of the location of each of the proposed Activity Area's ability to absorb change based on existing landform and vegetation;
  - (b) An analysis of the Activity Area's potential visibility from public and private places; and
  - (c) A recommendation as to mitigation and enhancement measures, where necessary, to mitigate any potential landscape and visual effects that might arise from the future development within the proposed Activity Area.

### Visitor Accommodation/ Residential Activity Areas within Resort Zone

#### Activity Area A1:

112. *Ability to Absorb Change:* MEDIUM. Activity Area 1 is located near the centre of the Golf Course in close proximity to the existing Clubhouse, which forms a node of built development along with the existing adjacent car parks. The higher-lying, southern part of the Activity Area is visible from parts of Arrowtown, but overall the Area has a medium ability to absorb change due the existing vegetation in the form of mature pine trees and the small scale terrain variation that creates a low-lying bowl overlooking the adjacent holes of the Golf Course. Part of the pine trees are within an identified LAMA to ensure that either the existing trees are maintained or new planting is established in this area. The Area has a low visibility from public roads outside the Site due to its location at a distance of over 750m from these roads. Views from the western edge of Arrowtown can be gained towards the higher part of the existing pine trees.
113. *Potential Visibility:* MEDIUM. Future buildings in this centrally located Activity Area have a medium potential to be seen from long distance external viewpoints. The viewpoints most likely to be affected would be high-lying areas to the east, such as Feehly Hill and the Crown Terrace.

The visibility from Arrowtown would be medium to low, provided buildings are kept off the rising ridgeline to the west by an appropriate choice of finished building height (RL). The internally facing area is located to the west of a number of low ridges with linear mature vegetation that would provide screening even from elevated viewpoints along the Arrowtown escarpment. The existing dwelling and planting on the neighbouring McDonnell Road property would form the foreground to views from the Arrowtown escarpment to this Activity Area, as well as development within the Arrow South Special Zone from the southern part of the Arrowtown escarpment. The Activity Area is located next to a stand of mature pine trees that, if retained, will provide a backdrop to buildings in this area when viewed from the east.

114. *Recommended Mitigation and Enhancement Measures:* The exact height of future buildings will determine the extent of their visibility from Arrowtown, and therefore a finished floor level of RL 418.5 masl, which is below the elevation of the pine trees in the LAMA to the southwest, is recommended for this Activity Area. This means that buildings of up to 8 meters can be accommodated, without giving rise to adverse visual effects.

Activity Area A2:

115. *Ability to Absorb Change:* HIGH. Activity Area 2 contains two consented building platforms facing the interior of the Golf Course oriented to the west. The Area is well screened by an existing ridgeline to the east. Currently a small spur separates the two consented platforms from each other. In order to accommodate a greater level of development proposed for this Area (as compared with what has been previously consented), this small spur will need to be removed to create a larger low-lying area, backed by the screening ridge to the east.
116. *Potential Visibility:* LOW. The area is low lying in relation to the surrounding terrain and low in visibility due to the existing ridgeline to the east. However, it may be visible from the neighbouring property located approximately 200 meters to the east. The views from Arrowtown are unlikely to be affected by development in this Activity Area, as it is oriented in a westerly direction, backed by intervening landform. From Advance Terrace development within the Arrow South Special Zone will form the foreground of views, which means that the currently rural outlook from this

part of Arrowtown will be modified in the future. Any built development within the proposed Hills Resort Zone, which forms the mid ground of views, will therefore be less conspicuous than under the existing conditions (i.e. prior to development within the Arrow South Special Zone).

117. *Recommended Mitigation and Enhancement Measures:* To ensure potential adverse visual effects on the neighbouring property are avoided, a low floor level (RL 416masl) is recommended for the buildings in this Activity Area. Planting of vegetation and/or land contouring within the LAMA area identified on the Structure Plan adjacent to this Activity Area may be required to soften the future buildings in the event that the existing landform is not sufficient to fully screen them when viewed from the neighbouring dwelling and potentially from Arrowtown.

Activity Area A3:

118. *Ability to Absorb Change:* HIGH. An individual building platform is consented in this Activity Area, which is proposed to be incorporated into the Activity Area. The Area is visually well contained by landform that wraps around the Area on the northern and eastern sides. Existing mature vegetation along the Site boundary to the north provides further screening.
119. *Potential Visibility:* MEDIUM to LOW. This small Activity Area is located in a discrete part of the Golf Course and is well screened from views from Arrowtown. The landform separating this Activity Area from the neighbouring property will help to block most of the views to the Activity Area, but it is possible that the tops of the future buildings will be visible. A row of young conifers has been planted along the northern boundary of the Site, which will provide additional screening on the existing landform over time.
120. *Recommended Mitigation and Enhancement Measures:* Existing landform and planting of vegetation in the LAMA shown on the Structure Plan adjacent to this Activity Area will provide screening if necessary. Buildings at RL 421masl are likely protrude above the existing landform, but for lower buildings existing screening will likely be sufficient to block all outside views into the Area, in particular views from the immediately adjacent property. Consideration has been given to the extent and nature of surrounding



landscaping and earthworks required to screen or soften the building via the LAMA, to ensure that landscape effects are minimised.

Activity Area A4:

121. *Ability to Absorb Change:* MEDIUM-LOW. Currently this Activity Area is not as well contained by landform as the Areas previously discussed. A large flat part of the Golf Course expands in a north-south direction at a distance of around 350m from McDonnell Road adjacent to the entrance drive. Parts of the Area are contained by low ridges to the east, while others, in particular those adjacent to the entrance way, are open.
122. *Potential Visibility:* MEDIUM. This relatively large Activity Area is visually quite exposed to the east and views from parts of the Arrowtown escarpment, in particular from Advance Terrace, extend across parts of the Area. Depending on the screening and exact location of future buildings in the Activity Area it is likely that some of the buildings will be visible from a mid distance of around 500 metres, in particular from parts of the Arrowtown escarpment. However, from Advance Terrace development in the Arrow South Special Zone will form part of the foreground of views, which reduces any potential impact of buildings within that Activity Area.
123. *Recommended Mitigation and Enhancement Measures:* With the proposed RL 418masl, buildings will likely require some additional screening to reduce their visibility from Arrowtown. I recommend that the existing terrain undulation on the east side of and adjacent to this Activity Area is contoured further to provide more landform screening. The landform could also be planted on, preferably with evergreen indigenous trees (e.g. beech) to provide further screening. The proposed LAMA L4 shown on the Structure Plan adjacent to the Activity Area provides an appropriate means by which to achieve these outcomes. A maximum site coverage of 40% is proposed for this Activity Area to ensure that sufficient areas of open space are maintained between future buildings. In order to reduce the bulk of potentially visible parts of buildings (i.e. upper storey), a requirement for a roof pitch of at least 30 degrees is proposed for buildings higher than 6m, which I consider is appropriate.

Activity Area A5:

124. *Ability to Absorb Change:* HIGH. Area A5 is located in the central part of the Site, in proximity to the existing Golf Course development of the access road and Clubhouse. A consented residential building platform occupies part of this Area, which will be absorbed into the Activity Area. The low-lying area is adjacent to a small waterway and forms an amphitheatre shaped oval, generally out of view from outside the Site. Due to its internal location this Activity Area is at a considerable distance (around 800m) from Advance Terrace in Arrowtown from where the upper parts of building roofs may be visible. Views to the Area can otherwise only be gained from high-lying viewpoints in the east, such as the Crown Terrace, but not from Arrowtown. With landform screening to the east within LAMA L5 appropriate landscape outcomes can in my view be achieved. A small cluster of existing conifers can be found within the Area adjacent to the existing access road, which will also provide a screening function for views from the Arrowtown escarpment.
125. *Potential Visibility:* LOW. This internal Activity Area faces into the central part of the Golf Course and is visually well contained. Due to the existing landform to the east, views to this Area from the Arrowtown escarpment are mostly screened as long as buildings do not exceed the recommended RL and are located off the eastern ridgeline that confines this Area. I anticipate that buildings up to 8 metres in height could be accommodated in this area, if sited at the proposed RL of 419.5masl, which will allow for screening of the majority of built form through planting or contouring in the LAMA adjacent to the northeast.
126. *Recommended Mitigation and Enhancement Measures:* A low-lying floor level that enables a balance of cut and fill is recommended for this Activity Area, in particular RL 419.5masl, meaning that buildings of up to 8m can be accommodated within the Area. If additional mitigation is needed to fully screen views from the east, planting can be implemented on the eastern ridgeline, which would be highly effective for views from the Arrowtown escarpment. The LAMA shown on the Structure Plan appropriately provides for this. In addition, a maximum site coverage of 40% is proposed for this Activity Area to ensure that sufficient areas of open space will be maintained between future buildings. In order to reduce the bulk of

potentially visible parts of buildings (i.e. upper storey), a requirement for a roof pitch of at least 30 degrees is proposed for buildings higher than 6m.

Activity Area A6:

127. *Ability to Absorb Change:* HIGH. Similar to activity area A5, A6 faces the internal part of the Site in a low-lying area near the Clubhouse. This circular Area is contained by ridgelines on all sides. Due to the surrounding terrain, minimal additional mitigation is needed to accommodate development in this Area without causing adverse effects on external views.
128. *Potential Visibility:* LOW. Similar to A5, this internal Area faces into the central part of the Golf Course, is relatively low lying and is visually well contained. Due to its internal location, the Activity Area is at a considerable distance (about 900m) from Advance Terrace in Arrowtown, with existing landform to the east of the Activity Area screening the majority of views to the Area, provided buildings do not exceed the recommended RL.
129. *Recommended Mitigation and Enhancement Measures:* Development in this Activity Area is likely to be screened from views from Arrowtown by existing landform and vegetation, meaning buildings of up to 8m can be accommodated (within the recommended RL) without adverse visual or landscape effects. No other mitigation measures are required.

Activity Area A7:

130. *Ability to Absorb Change:* HIGH. This relatively small Activity Area is located so as to incorporate a previously consented building platform. The landform surrounding this Area is made up of undulating terrain to the north east with a cluster of willows, and a rising terrace to the south that form the southern boundary of the Site. Due to its secluded and contained location at a distance of over 800 metres from Arrowtown's Advance Terrace, this Activity Area could accommodate a small cluster of buildings. The consented Arrowtown Retirement Village lies in close proximity to this activity area, which increases the Site's ability to absorb further change in this location, as development within the Activity Area would be subservient in scale in comparison to the consented large-scale retirement village.

131. *Potential Visibility*: LOW. This contained area, including the future development, has low visibility from outside the Site, although some care needs to be taken to ensure that views from Advance Terrace are successfully blocked by the intervening ridgelines of the Golf Course. The Area is contained by existing landform and deciduous trees to the east, and lends itself to a small cluster of buildings.
132. *Recommended Mitigation and Enhancement Measures*: This Area is well screened by existing landform and vegetation. Additional screening, if required, can be implemented in the LAMA shown on the Structure Plan. Fixed floor levels (RL414masl) are recommended to ensure views to the area from Advance Terrace are blocked. Any views to the Area will be gained in combination with the adjacent retirement village, which means that any visual effects will not be perceived as adverse.

Activity Area A8:

133. *Ability to Absorb Change*: MEDIUM - LOW. This small Activity Area is located near the north eastern boundary of the Site, along McDonnell Road. I consider this area to be the visually most sensitive of all the proposed Activity Areas, since it is located in the immediate vicinity of the existing Arrowtown township. At a distance approximately 150m its proximity to the elevated residential dwellings along Cotter Avenue in Arrowtown and the intervening landform, which is restricted to a low bund along the Site's boundary, makes this Area more susceptible to views from these elevated viewpoints. However, existing vegetation in the form of a shelterbelt of young conifers along the Site boundary and mature poplars and willows add a degree of visual separation between Activity Area 8 and existing dwellings along the Arrowtown escarpment. Other rural residential buildings on neighbouring sites are also visible from various viewpoints along Cotter Avenue, so development within this relatively small Activity Area would not be out of character with the surrounding landscape.
134. *Potential Visibility*: HIGH. The elevated escarpment of Arrowtown (Cotter Ave and parts of Advance Terrace) has direct views to the Area despite the existing landform (a bund) and vegetation (a shelterbelt) along the Site boundary. The outlook to the Site/Hills Golf Course from these elevated properties currently provides a high level of amenity for residents of these properties. Due to the elevated position of these existing residences, it will

be difficult to fully screen development in this Activity Area, even with mature vegetation. I consider however that a small number of buildings can be accommodated in this Area amongst the vegetation along the lake edge, if appropriate height limits are imposed.

135. *Recommended Mitigation and Enhancement Measures:* The rural outlook across this Area and the character of the Area could be maintained if building heights are restricted to 6.7 metres (at RL 402.5masl), and a maximum of two buildings are established. Some additional planting along the Site boundary could also further assist in blending/softening the buildings into the surroundings without restricting the outlook beyond. The LAMA identified on the Structure Plan appropriately provides for this planting. With these measures in place, the outlook and visual amenity from elevated Arrowtown residences would not be adversely affected by development in the Activity Area.

Activity Area A9:

136. *Ability to Absorb Change:* HIGH. This Activity Area is located around a cluster of existing buildings and mature trees. The existing development in the vicinity of this Area includes two residential dwellings, set in a visually enclosed part of the Site, as well as two additional consented building platforms nearby. The trees surrounding the existing dwellings form an attractive amenity setting. Views into the Activity Area from the Arrowtown-Lake Hayes Road are blocked by an existing dense row of shelterbelts, and long-distance views from the Arrowtown escarpment (at over 1km) are obscured by several intervening ridges and vegetation.
137. *Potential Visibility:* LOW. This comparatively large Activity Area is barely visible from outside the Site, as it is located amongst a cluster of existing buildings and mature trees. It is visually separated from roads and existing residential dwellings, including those on the Arrowtown escarpment, by both landform and existing vegetation. If glimpses to the area are possible, buildings would be hardly detectable at viewing distances of over 1km.
138. *Recommended Mitigation and Enhancement Measures:* Due to the existing screening, buildings of up to 8m could be located in this Area without adverse visual effects if the mature vegetation is maintained for screening purposes. Should any additional screening be required for this Activity

Area, planting could be implemented within the LAMA to the east of the Area, where it would blend in with the existing vegetation.

### **Clubhouse and Resort Services Area**

139. *Ability to Absorb Change:* The proposed Service Area for the Golf Course is located near the entrance to the Site off McDonnell Road. This Service Area currently contains a large maintenance shed that is well screened from the road by mounding and vegetation. Due to the existing level of development in this area and the existing screening around it, I consider the Area to exhibit a high ability to absorb further change with buildings of a similar height.
140. The existing Clubhouse is located in a central location of the Site at a distance of at 700 metres from the nearest road. The Clubhouse has been developed to a very high design standard with a low-lying building platform and both the Clubhouse and adjacent car park are well screened by vegetation and landform from viewpoints outside the Site. The area to the south of the Clubhouse is located within undulating terrain and the low-lying parts of this Area have a high potential to absorb change.
141. *Potential Visibility:* While glimpses to the Service Area are possible from the Golf Course entrance at McDonnell Road and some parts of the Arrowtown escarpment, effective screening is already in place for this Area to ensure that visibility of existing and potential future structures is low. The LAMA between the clubhouse and A1 (L1) will ensure that the existing pine trees are either maintained or new screening vegetation established in this area.
142. The existing Clubhouse has very low visibility due to its low profile and surrounding landform and vegetation, in particular the cluster of pine trees to the north. Parts of the ridgeline immediately south of the existing Clubhouse are visually more exposed to views from the southern Arrowtown escarpment (Advance Terrace), so future development in this area will be kept off the main ridgeline. The LAMA (LC) proposed on the top of the landform will ensure that the ridgeline is kept free of development and the identified Clubhouse Activity Area is wrapped around below the crest of the landform on the western side, where it is screened from views

that could otherwise be potentially gained along the Arrowtown escarpment.

143. *Recommended Mitigation and Enhancement:* The Service area is well screened from most viewpoints and any potential mitigation would be required along the private property boundary to the north, where deciduous trees are already established and a LAMA is proposed.
144. The currently developed Clubhouse Area is screened by the cluster of existing pine trees, which partly fall within LAMA L1. Buildings within the proposed Clubhouse extension area to the south will be screened or softened by landform and these existing trees or new planting within L1 or LC.

### **Homesites within Resort Zone**

145. *Ability to Absorb Change:* The proposed Homesites are located in visually discrete areas that are separated from each other by landform and are proposed to each cater for an individual dwelling. These Homesites are generally located on sites that have been previously consented for residential dwellings. In particular, five of the six proposed Homesites are located on previously consented sites (HS 1, 2, 3, 5, and 6). Dwellings have already been constructed on HS 1, HS 2 and HS 3. Proposed HS4 is not the site of a previously consented dwelling and is located in a low-lying area off Hogans Gully Road. Five of the previously consented dwellings/building platforms are not being pursued as part of this proposal because a 9 hole/short course has recently been established in the high-lying part of the Site near the edge of the eastern Speargrass Flat escarpment where they were to be located. A further separately located previously consented dwelling/building platform is not being pursued via this proposal due to its potential visibility from McDonnell Road and Arrowtown. Proposed HS 6 is located in the general location of a previously consented dwelling, although it has been moved in a northerly direction from the consented location to avoid its appearance on the ridgeline.
146. I consider positive landscape outcomes that fit with the character of the Site can be achieved by careful design of built form on the Homesites with

architecture that responds to the terrain, and that a visually cohesive development that integrates well with the landscape can be achieved.

147. *Potential Visibility:* The location of the Homesites has been undertaken with care and I expect that buildings can be absorbed well in these areas. HS 1 and HS 3 are already built on, and are located on top of the escarpment, oriented towards Speargrass Flat with low visibility from Hogans Gully Road. The proposed buildings on HS 4 and HS 5 will be at least partially visible tucked against rising landform from Hogans Gully Road at a distance of around 150- 350m. However, the buildings would be seen in the context of a number of existing dwellings along this road and potentially also the Wakatipu Basin Lifestyle Precinct area which is proposed for the nearby Hogans Gully land under notified Chapter 24 of the PDP.
148. HS 6 is located on the north facing terrace in the south eastern corner of the Site. HS 6 is in a dip within the landform of the rocky escarpment along the southern boundary of the Site, which will lead to a medium visibility from viewpoints to the east, such as McDonnell Road and Arrowtown. While the frontage of this building would be visible from parts of McDonnell Road and the Arrowtown escarpment, a suitable building platform can be achieved in relation to the terrain by partially cutting it into the slope on the southern side of the building, which can be achieved through a low RL and 5.5m building height. In combination with dark colours and low reflectivity, buildings in this area are not going to appear visually prominent from Arrowtown, which is at a distance of over 1km away. In views from Advance Terrace, development within the Arrow South Special Zone will form part of the foreground and the retirement village located a similar distance will be visually dominant in comparison to the individual dwelling on HS 6. Visibility of HS 6 from Mc Donnell Road will be restricted to glimpses between existing conifers along the eastern boundary of the Site.
149. *Recommended Mitigation:* For HS 6, the building design and colour is of importance to ensure that the structures can be successfully integrated into the landscape. A design that allows for these buildings to be cut into the back slope at a low RL together with the proposed maximum building height of 5.5m will avoid their appearance on the skyline.



## APPENDIX 3 – GRAPHIC SUPPLEMENT

# The Hills Resort Zone

## QLDC DPR Submission

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Graphic Supplement for Landscape and Visual Amenity Assessment - Evidence Hearing  
June 2018



Boffa Miskell



# The Hills Resort Zone

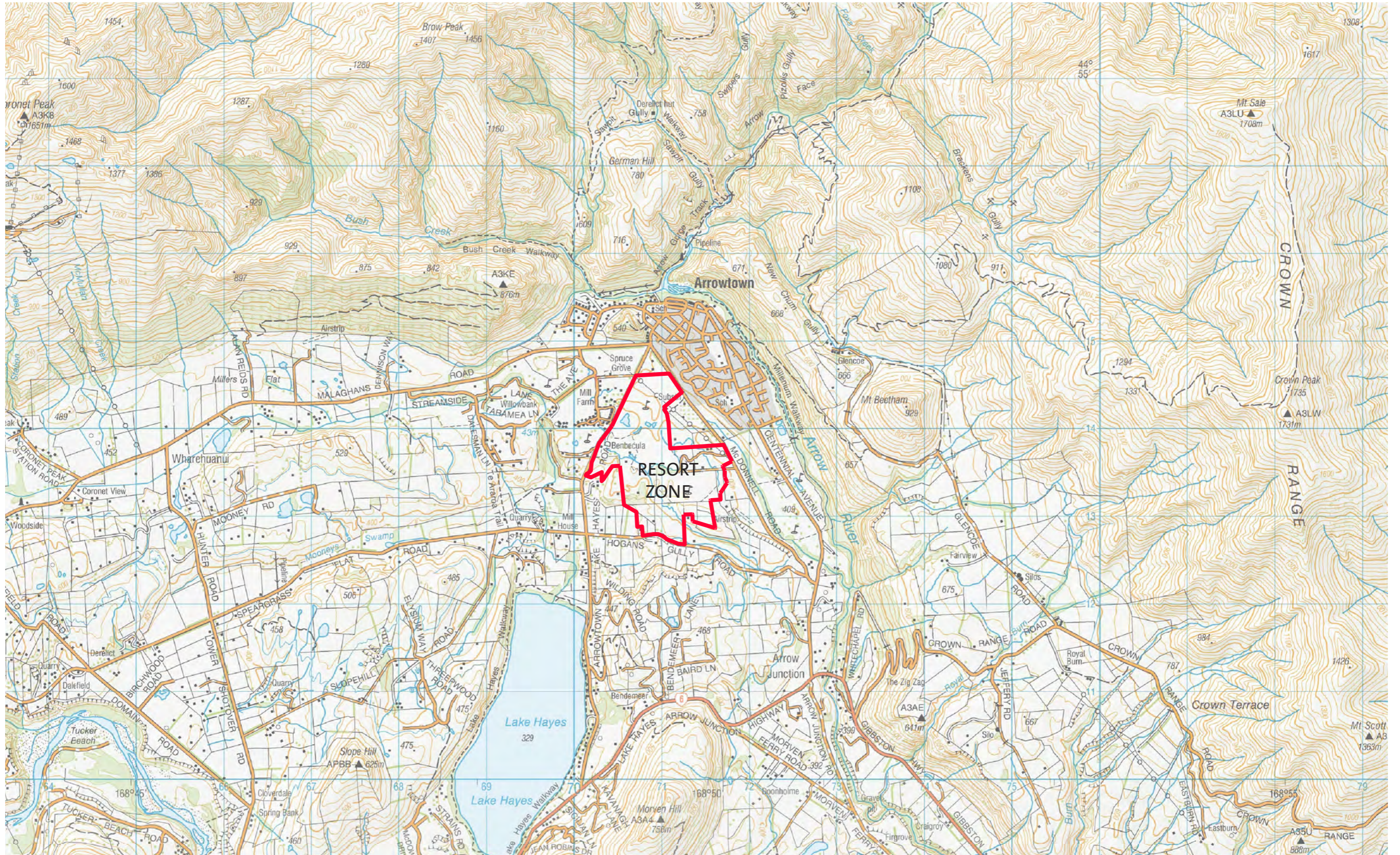
## QLDC DPR Submission

Graphic Supplement for Landscape and Visual Amenity Assessment  
June 2018

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0 1km

1:40,000 @ A3

Data Sources: Map sourced from Topo50 Map series. Crown Copyright Reserved

Projection: NZGD 2000 New Zealand Transverse Mercator.

Legend

 Proposed Resort Zone

THE HILLS RESORT ZONE, QLDC DPR SUBMISSION - EVIDENCE

Figure 1: Site Location

| Date: June 2018 | Revision: 1 |

Plan prepared by Boffa Miskell Limited

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF

— Structure Plan Boundary

— Activity Area

**Activity Areas:**

G: Golf course, open space and farming  
 C: Clubhouse  
 A: Visitor Accommodation / Residential  
 HS: Homesite (3,000m<sup>2</sup>)  
 S: Resort Services & Staff Accommodation

Note: all activity areas include G: Golf course, open space and farming

**Overlays:**

▨ Landscape Amenity Management Area

▧ Existing Vegetation to be retained for Landscape Amenity Management

○ Existing access point

— Road access

- - - Buggy / cart access

••••• Walking / Bike Trail  
 (All routes location indicative)

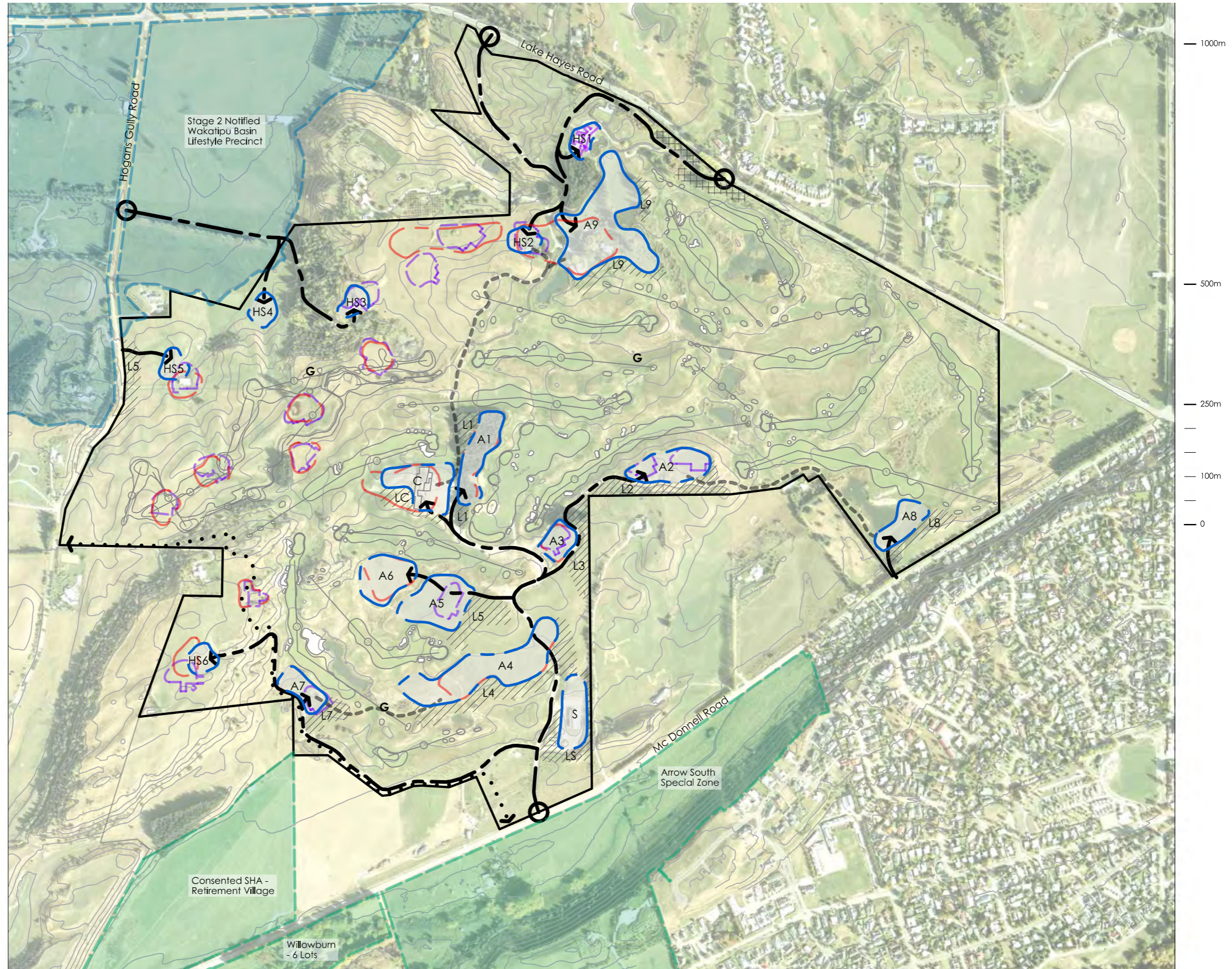
**Context:**

▭ Stage 2 Notified Wakatipu Basin Lifestyle Precinct

▭ Other Consented Development

- - - Oct 2015 Submission Activity Area

- - - Previously consented homesites & Hills Lodge



**The Hills Structure Plan - Area Schedule**  
 15.05.18

Activity Area	Size
A1	0.9 Ha
A2	0.9 Ha
A3	0.4 Ha
A4	2.2 Ha
A5	1.2 Ha
A6	0.9 Ha
A7	0.5 Ha
A8	0.6 Ha
A9	2.7 Ha
H1	0.3 Ha
H2	0.3 Ha
H3	0.3 Ha
H4	0.3 Ha
H5	0.3 Ha
H6	0.3 Ha
S	0.77 Ha
C	1.0 Ha

Structure Plan Area	162.3 Ha
Total Activity Area	12.8 Ha

(Excl Clubhouse)

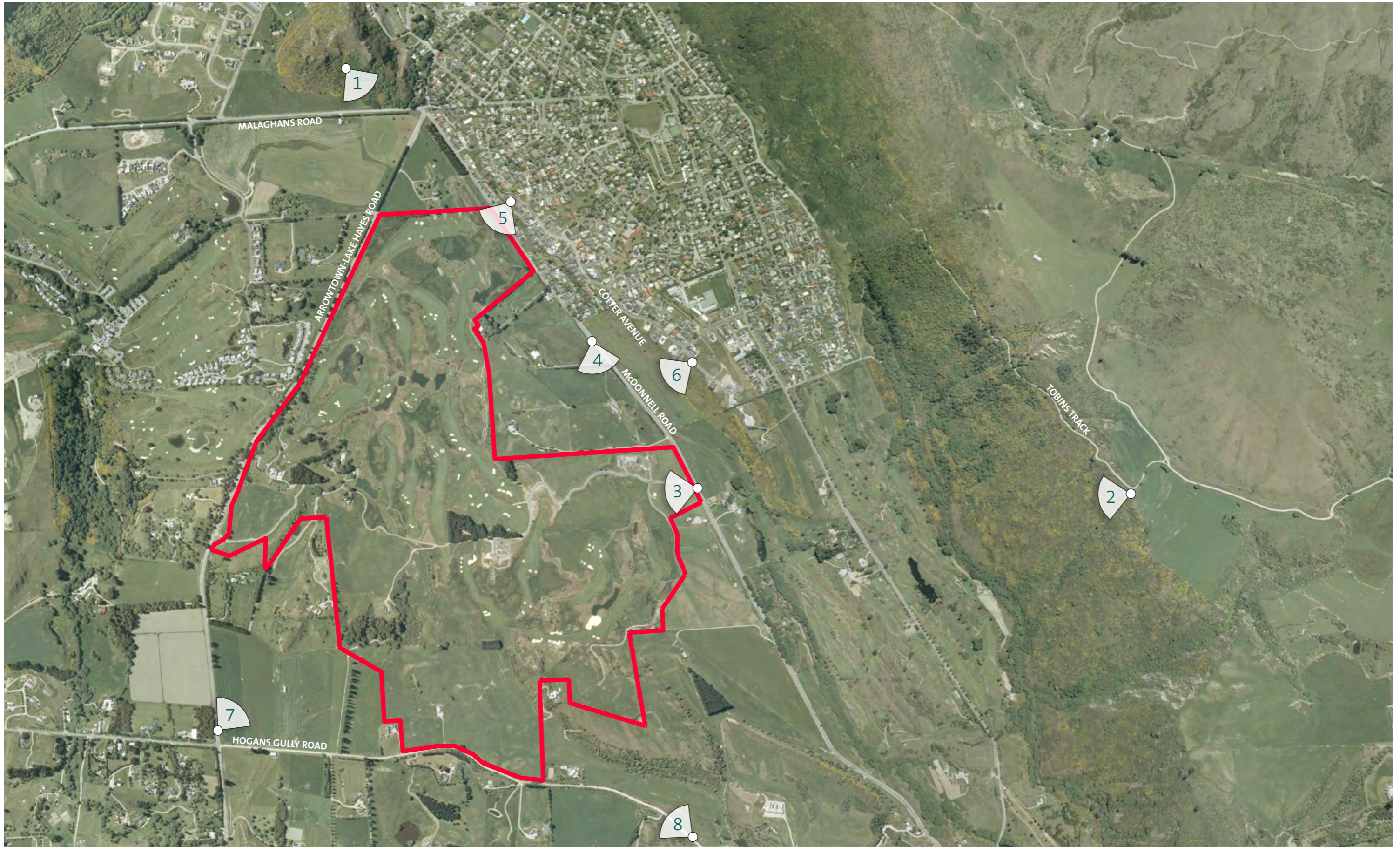
# SITE





Aerial photograph showing the approximate locations of activity areas and home sites.





0 300m

1:12,000 @ A3

Data Sources: Aerials sourced from <http://qldcmaps.qldc.govt.nz/arcgis/services>, Copyright Reserved by QLDC

Projection: NZGD 2000 New Zealand Transverse Mercator.

Legend

 Proposed Resort Zone

THE HILLS RESORT ZONE, QLDC DPR SUBMISSION - EVIDENCE

Figure 4: Site Context Photograph Locations

| Date: June 2018 | Revision: 1 |

Plan prepared by Boffa Miskell Limited

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: YPF | Checked: YPF

Figure 4



Site Context Photograph 1: View from Feehlys Hill, in Arrowtown, looking in a southerly direction towards the Site.



Site Context Photograph 2: Photograph taken from a location near the top of Tobins Track looking in a southwesterly direction towards the Site





Site Context Photograph 3: View from McDonnell Road looking in a westerly direction toward the Site.



Site Context Photograph 4: View from McDonnell Road looking in a southwesterly direction toward the Site.



Site Context Photograph 5: View from Arrowtown escarpment (walkway to Cotter Avenue) looking in a westerly direction toward the Site.



Site Context Photograph 6: View from Cotter Avenue looking in a westerly direction toward the Site. The Arrow South Special Zone is located on the flats below the view point on the right side of the image.



Site Context Photograph 7: View from Arrowtown-Lake Hayes Road looking northeast toward the Site.



Site Context Photograph 8: View from Hogans Gully road looking west toward the Site.