

**Before the Hearings Panel – Proposed Queenstown Lakes District Plan
Stage 2 / Stream 14**

Landscape Summary

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1. Millbrook landscape results from the vision of its founders – the Ishii family
2. MB exhibits an extremely high degree of amenity due to:
 - a. A very high proportion of open space to built form – total building site coverage cannot exceed 5%
 - b. Very high quality landscaped grounds
 - c. The presence of natural features such as water courses and bodies
 - d. The recognition and retention of natural landform
 - e. The presence of many large trees
 - f. The retention, restoration and maintenance of heritage features
 - g. Well designed buildings whose appearance, scale and character is consistent throughout MB
 - h. Unobtrusive infrastructure where roading is minimised and is also cognisant of landform – all services are subterranean
 - i. A very high degree of maintenance

3. Resulting from the above in combination and the consistency of implementation and maintenance, the MB landscape appears highly coherent.

4. A range of instruments or design protocols are used to achieve the above outcomes.

These include:

- a. The **MB Structure Plan** (incorporated in the QLDP) guides overall development. SP is subject to 3 overlays: Amenity landscaping / Height restriction / Earthworks.
- b. The **MB Master Plan** implemented and administered by MCC. It shows: roads / paths / individual buildings / vegetation / golf courses / water bodies & courses. The MP also recognises the wider setting.
- c. The **Neighbourhood Design Plans** are essentially master or subdivision scheme plans (submitted to Council) for each of the 'neighbourhoods' in MB. Very detailed where they include: building platforms / lot sizes / height controls / landscaping treatment / roading / paths / natural features / golf course fairways / levels & contours.
- d. The **Millbrook Master Property Guide** informs prospective and existing residents of what's expected regarding building and landscape design and maintenance. It describes the character of MB emphasising its openness – 95% green open space - and setting in a '...powerful, natural landscape.' Timeless building design is stressed where it needs to reference rural vernacular, tranquillity and history of MB.
- e. The **Millbrook Design Guidelines** provide very detailed design guidance for home owners. Regarding the MB landscape they state: *"The principle objective behind the design controls is to maintain a consistency of architecture and landscape that upholds property values and the living environment. The protection of site and landscape are seen as critical to the ongoing success of Millbrook Resort. And go on to state: The controls listed in this document are seen as important measures in protecting the amenity of Millbrook and therefore the investment made by Millbrook Resort and by its members.*

The **Millbrook Design Guidelines** set out to achieve:

- a. Stylistic consistency
 - b. Landscape protection
 - c. Recognition and respect for natural and physical features
 - d. The provision and protection of amenity
 - e. Architectural blending
5. The operative **Queenstown Lakes District Plan** (Chapter 12 – Resort Zones) also recognises the special quality of MB. It identifies 4 qualities:
- a. Outstanding Wakatipu Basin setting
 - b. Site heritage
 - c. ‘...outstanding parkland character...’
 - d. High quality environmental setting – scenic, visual attributes, open vistas etc.
6. The relevant objective (1) emphasises that activity within MRZ is ‘integrated’ ‘...with regard for landscape, heritage, ecological, water and air quality values and minimal impact on adjoining neighbours and roads.’
7. The proposed **Queenstown Lakes District Plan** (Chapter 43 – MB Resort Zone) whose purpose is: *The general amenity of the Zone is one of development enclaves located in the open rural countryside with well landscaped grounds. Well located and designed development is expected throughout the Zone. To achieve this, integrated planning in accordance with a Structure Plan is required.*
8. **Submissions.** – Spruce Grove Trust, Malaghans Road and Boundary Trust / Spruce Grove Trust and others – Butel / Lake Hayes / Arrowtown Road. Archibald / Griffin I don’t address. Main issues:
- a. Submitter solely relies on QLDP discretionary matters to deliver design outcomes. These are not sufficiently reliable enough to guarantee design that aligns with that of MB. MMC design protocols have to be adopted as well.
The barn is an example of an outcome arising solely from application of QLDC discretion – the result being entirely incongruous with the MB design aesthetic. While it’s likely well designed buildings will appear in any zone extension, there’s no guarantee they will adopt the Millbrook style and therefore there’s a danger they will appear incongruous irrespective of their

quality. The critical point is that all buildings appear coherent throughout the MRZ.

- b. Site density proposed by submitters is far too high. Millbrook has a maximum residential unit limit of 450 over 270ha – equalling 1 unit per 6000m². Spruce Grove at Malaghans seek 88 units on their 9.1ha block. At MB ratio the number would be 15 but in reality significantly less given site conditions. Boundary Trust / Spruce Grove Trust and others – Butel / Lake Hayes / Arrowtown Road the ratio would be 17 units rather than the 90 sought.
 - c. Site densities would also significantly dilute the rural / urban interface with Arrowtown. MB would lose its discrete rural setting which contributes to its character and amenity.
 - d. Such density preclude consideration of other site factors – such as infrastructure, landscaping, open space networks, landscape protection, golf provision, view protection.
 - e. Site coverage at 50% too high (on 500m² lots). Jeopardises the infiltration of openness which is critical to the provision of amenity at MB.
9. Overall, from a landscape point of view, the submitters would have to substantially reduce dwelling unit numbers and fully adopt MCC design protocols / processes.
 10. **Council's landscape response** (Bridget Gilbert). *"In general, I do not oppose the requests to be included within the MRZ as long as built development is not visible from Malaghans Road, and any future development is consistent with the 'MCC aesthetic'."*
 11. Key point here is that any future development arising from re-zoning is consistent with MCC aesthetic, which includes application of all design protocols.
 12. **Conclusion:**

- a. The MRZ exhibits distinctive open space character incorporating high quality buildings from which very high amenity is derived.
- b. Due to the above and consistent application of design controls, the MRZ appears very coherent which is a critical contributor to its character and amenity.
- c. The above results from application of very detailed and site specific design protocols.
- d. To deliver and replicate the existing character and amenity of the MRZ all of the design protocols have to be implemented, in addition those in the QLDP.
- e. The submitters are not prepared to do this, so in my opinion I have no confidence that what they are asking for cannot guarantee the kind of landscape outcomes currently experienced and enjoyed within the MRZ.

