

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Resort Zone Hearing
Stream 14 – Millbrook
Zone

**STATEMENT OF EVIDENCE OF ANDREW WILLIAM CRAIG ON BEHALF OF
MILLBROOK COUNTRY CLUB LIMITED**

LANDSCAPE

13 June 2018

Contact:

H J Mahon

John Edmonds & Associates

Email: hayley@jea.co.nz



INTRODUCTION

- 1 My full name is Andrew William Craig.
- 2 I hold the position of Director of *Andrew Craig Landscape Architecture Limited*. I have been in this position since 2009.
- 3 I have been practising landscape architecture since 1987. For 5 years until mid-2009 I was employed by Peter Rough Landscape Architects Ltd. Before that I was employed by the Christchurch City Council for 13 years, working in the area of environmental policy and planning. Prior to that, I worked for a short time with the Department of Conservation. Most of my work since graduation and to date has involved landscape assessment and the development of landscape policy.
- 4 I hold a Bachelors of Arts degree (Canterbury University) and a post graduate diploma in landscape architecture (Lincoln University).
- 5 I have been engaged by Millbrook Country Club Limited ('MCC') to provide landscape evidence in response to submissions made by various owners of neighbouring properties. The relief sought has the potential to affect landscape character and amenity of the Millbrook Resort Zone ('MRZ') and the MCC entity that administers it.
- 6 By way of background, I prepared and presented¹ landscape evidence on behalf of MCC when it sought to extend the MRZ. As part of that process I gained familiarity of MCC and its surrounds. I also familiarised myself with all literature relevant to landscape matters.
- 7 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I have complied with the practice note in preparing this evidence and I agree to comply with it in presenting evidence at the hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts known to me that might alter or detract from the opinions I express in this evidence.

¹ As part of the Stream 9 hearings.

SCOPE OF EVIDENCE

8 As indicated, my evidence addresses potential landscape effects arising from the relief sought in the following submissions:

#2501	P Archibald	35 Middlerigg Road
#2580	J Griffin	19 Middlerigg Road
#2513 / 2723	Spruce Grove Trust	1124 Malaghans Road
#2512 / 2724	Spruce Grove Trust	459 Arrowtown Lake Hayes Road
#2444 / 2720	Boundary Trust	459 Arrowtown Lake Hayes Road
#2413	M & K Campbell	461 Arrowtown Lake Hayes Road
#2419	J Egerton	9 Orchard Hill
#2388 / 2785	Waterfall Park Developments Ltd	343 Arrowtown Lake Hayes Road
#2229 / 2797	R & M Donaldson	Lot DP 20693
#2619	X-Ray Trust Ltd & Avenue Trust	413,433 & 471 Speargrass Flat Road
#2272	Skipp Williamson	Lot 2 DP 360366 / Lot 2 DP 27602 Lots 1 & 2 DP 27112 / Lots 1 & 2 DP 319853 / Lots 1 & 2 DP 313306 / Lot 2 DP 310422

9 **Figure 1** In the **Graphic Attachment** accompanying my evidence shows the location of the submitters in relation to MCC.

EXECUTIVE SUMMARY

- 10 The Millbrook Resort Zone ('MRZ') is distinctive which differentiates it from surrounding land use and other similar environments in its vicinity.
- 11 The MRZ exhibits an extremely high degree of amenity derived from abundant open space, many large trees, extensive lawns (including golf courses), historic buildings, natural features such as water bodies and landforms and well-designed buildings whose appearance is visually consistent.
- 12 As a result, the Millbrook environment appears very coherent and unified.
- 13 Development within Millbrook is cognisant of its natural character involving deference to landforms, natural and heritage features within.
- 14 There exists a substantial suite of design protocols administered by MCC (and the Council via the controlled activity status for structures in the zone) which has delivered and preserved Millbrook's distinctive character and high level of amenity.
- 15 Millbrook is maintained to a very high degree, which contributes significantly to its amenity.
- 16 Submitters seeking inclusion within the MRZ would, in my opinion, need to fully assess the suitability of development, particularly with regard to the location and extent of Residential Activity Areas (RAA) subject to the master planning criteria set out by MCC.
- 17 Submitters would also be required to fully embrace existing design instruments in order to guarantee the outcomes envisioned by MCC and the Council for the zone.
- 18 The location and extent of any extensions to the MRZ should be determined not only with reference to the Wharehuanui Landscape Study but also the finer grain structure and master planning and proven design guide processes.

THOSE SEEKING INCLUSION WITHIN MILLBROOK RESORT ZONE (MRZ)

- 19 It is my understanding that a number of submitters (**#2501, #2580, #2513 & 2723, #2512 & 2724, #2444 & 2720, #2413, #2419**) seek to be included in the MRZ. Others (**#2272, #2229 & 2797, #2619, #2388 & 2785**)² seek relief enabling activity that potentially could affect the special character and amenity of MCC.
- 20 In the discussion to follow, I describe the landscape character and amenity implications of any potential activity arising from an increase to the MRZ. In this regard I will describe MCC's vision for the zone and how this is implemented. The overarching principle is that any activity needs to adhere to this vision or, to put it another way, the MCC aesthetic. I will address the reasons why this is important shortly, but firstly I want to introduce aesthetic expectations set down by MCC for the MRZ. In his evidence, Mr O'Malley also describes these and how they are implemented.

THE MILLBROOK COUNTRY CLUB AESTHETIC

- 21 From its inception, MCC and its administrative predecessors have adopted a vision for the MRZ. Very generally, it seeks a world-class and extremely high-amenity environment that is cognisant of its Wakatipu Basin setting. To achieve this, MCC implements their vision via a package of, what essentially amount to as, design controls. It does this in combination with the relevant District Plan MRZ provisions that have been informed by MCC's in depth site analysis and master planning. These also guide development with a view to achieving the MCC vision. I identify and discuss each of these implementation mechanisms as follows.

The Millbrook Structure Plan

- 22 The Millbrook Structure Plan ('MSP') is incorporated into the *Queenstown Lakes District Plan* ('QLDP'). The MSP identifies the location and extent of various activity areas within the MRZ – see **Graphic Attachment Figure 2**. They include residential, village (being community facilities), recreational facilities, resort services (maintenance and administration), golf course and open space, landscape protection areas and a helipad.

² Skipp Williamson, Donaldson, X-Ray Trust and Waterfall Park

- 23 The location of these activity areas is determined by the following combination of requirements:
- a. The provision of abundant open space comprising 95% of the overall MRZ area.
 - b. Residential clusters that enable verdant open space to infiltrate the entire MRZ.
 - c. Residential clusters that are distinctive discrete entities providing a degree of diversity while maintaining the overall architectural vision for the MRZ.
 - d. Enabling the establishment and functioning of world-class golf courses and other recreational opportunities.
 - e. The protection and enhancement of salient natural features such as distinctive landform and water courses.
 - f. Centralised community facilities such as the reception, restaurants, spa and parking.
 - g. The provision of landscaping with the purpose of providing a very high level of amenity for the benefit of residents, guests and neighbours.
 - h. The protection of view corridors to surrounding mountains and adjoining landscapes.
 - i. A discretely located service and maintenance area that does not impinge on enjoyment of the MRZ.
- 24 While the Structure Plan is prescriptive, it is nonetheless generic. It simply shows and guides the spatial arrangement of activity areas. In the Proposed Queenstown Lakes District Plan, (Chapter 43 Millbrook Resort Zone) three overlays apply to the Structure Plan. They are:
- a. *Amenity Landscaping Overlay (AL) – to identify those locations where it is considered appropriate for measures to be*

undertaken to avoid identified potential adverse amenity effects.

- b. Height Restriction Overlay (HR) – used to specify locations where specific height rules apply.*
- c. Earthworks Overlays (E1 and E2) – to identify specific areas where earthworks will be undertaken for the purposes of mitigating effects from development and use of land on properties neighbouring the Dalgleish area of the Zone, and prevent buildings in those areas.*

25 So while the MSP is general, the incorporated overlays recognise that certain areas within the MRZ exhibit character and amenity attributes that merit special consideration. For greater detail however, MCC has produced a Masterplan which I discuss next.

The Millbrook Masterplan

26 As intimated, the Masterplan is much more detailed than the MSP – see **Graphic Attachment Figure 3**. Indeed the Masterplan informs the MSP, where the latter provides a statutory guide as to where development is generally going to occur. Nonetheless, the Masterplan layout is guided by the MSP. It is a plan prepared and implemented by MCC, and as such lies outside the QLDP. It is incorporated in the Millbrook Design Guidelines.

27 The Masterplan shows:

- a. The layout of roading and pathways.
- b. Individual buildings and their layout.
- c. Vegetation type – trees and lawns.
- d. The layout of golf courses.
- e. The location and extent of water bodies and courses.

28 The Masterplan overlays an aerial photograph. As such, it records not only what currently exists within the MRZ, but also those features which adjoin it. This ensures that the design reflects the character of the existing environment and those attributes, such as existing trees, water bodies and landform, from which amenity is derived. In this regard, the Masterplan demonstrates sensitivity to the nature of its setting while enabling appropriate development within the MRZ.

Neighbourhood Design Plans ('NDP')

29 Millbrook is divided into discrete 'neighbourhoods' each ascribed a name such as *Coronet Square*, *McEntyres Tarn*, *Taramea Square*, *Mill Green*. Essentially, they correspond to specific subdivision or development stages – see **Graphic Attachment Figure 4**. As such, a NDP is developed for each. In a sense, they are the masterplan for each neighbourhood.

30 The NDPs are very detailed where they show:

- a. Building platforms
- b. Lot sizes
- c. Height restrictions
- d. Landscaping parameters
- e. Roading and pathways
- f. Discrete features such as waterbodies, bridges and retaining walls
- g. Golf course fairways
- h. Levels and contours

31 The NDPs are submitted to Council as part of the subdivision consent process. They are therefore assessed with reference to the relevant District Plan provisions for the MRZ. And from MCC's point of view, they must align with the Millbrook Masterplan and other guidelines which I discuss next.

The Millbrook Master Property Guide

32 Whenever a person or some other entity wishes to buy into MCC, they firstly need to agree to its design parameters. The design parameters are mentioned throughout the resort's promotional material³ which is aimed at attracting and informing potential residential buyers. This material also guides design and ongoing maintenance.

33 In very general terms the MRZ aesthetic as described in the '*Millbrook Master Property Guide*' states at page 3:

"The aesthetic of Millbrook and its timeless style of architecture which sits quietly in the powerful, natural landscape, is seen by property owners as an important reason for buying here. There is a diverse range of real estate for sale covering various price points, sizes, configurations and interior styles.

The expansiveness of the valley is reflected in the fact that 95% of Millbrook's 200ha will remain open space complementing the golf course. Much of this area is accessible via walking and biking trails for Country Club Members and guests to enjoy..."

34 As intimated above, the very high proportion of open space to built form is one of the defining characteristics of the MRZ. Apart from roading and vehicle manoeuvring areas, the 95% open space comprises vegetation of one sort or another, including that of the golf courses - see **Graphic Attachment Photographs 1 - 2**. Also contributing open space are water bodies and courses which are a prominent feature within Millbrook. Their presence provides significant amenity – see **Graphic Attachment Photographs 3 & 4**. While **Graphic Attachment Photographs 1 – 4** are promotional, they nonetheless convey the MRZ aesthetic.

35 The property guide also alludes to architectural style as being '*timeless*'. I will discuss this in more detail when addressing the Millbrook Design Guidelines shortly. In essence, here '*timeless*' means buildings whose style is more traditional and rustic in flavour rather than avant garde, overtly fashionable or

³ Accessed either online or in hard copy

experimental. Architecturally the Millbrook look is of ‘simple buildings in a powerful landscape’.⁴ The Design Guideline refers to the need for buildings, in design principle at least, to take their cue from traditional or older ones found in Central Otago, and in particular, those more commonly found in the rural environment. In this regard, the Millbrook Design Guidelines state⁵:

“The character of Millbrook is strongly based on the history of the area, where the architecture and the landscape express the rural tranquillity of the site and hold a strong connection to the traditional vernacular architecture of Arrowtown and Central Otago.”

- 36 Designers sometimes refer to this as ‘regionalism’ where reference is made to local style, environmental conditions and materials. The key outcome is good quality, solid, robust and aesthetically pleasing buildings that contribute to the overall visual coherence of the Millbrook environment. The inference is that they are the sort of buildings that will be just as appealing in a hundred years’ time as they are now. In that sense they are timeless.

The Millbrook Design Guidelines

- 37 The Millbrook Design Guidelines⁶ (‘MDG’) provide a very detailed and comprehensive design direction for both existing and future homeowners. I will not go into too much detail regarding the guidelines, if for no other reason that the full version is attached to the evidence of Mr O’Malley. Instead I will focus on their expected landscape and amenity outcomes.

- 38 The MDG describe these as follows:

“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. The original Millbrook philosophy used the existing natural features such as Mill Creek, the undulating landscape, the mature trees and the historic farm

⁴ Attributed to Mr Paddy Baxter – landscape architect involved in Millbrook Master planning

⁵ Millbrook Design Guidelines: Section 1.3 Master Plan & Philosophy

⁶ Mr O’Malley has included the MDG in his evidence as Appendix 1.

buildings to form the character of the resort. The Millbrook West land seeks the same outcome, utilising existing landform to maintain the resort character.

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. Within these guidelines excellence in architectural design is encouraged. All residential design must follow these Design Guidelines and exotic forms, colours and finishes are not acceptable.

Whilst a variety of plans, layouts and configurations are expected to satisfy individual owner's particular requirements, any development outside these guidelines will detract from the established and continuing Millbrook style. The following guidelines are intended to encourage owners and architects to design individual buildings that blend in with the neighbouring homes and further enhance the well established character of Millbrook Resort.

The design guidelines are intended to provide guidance and clarity to all persons involved in all development at Millbrook, including the development of communal facilities, new dwellings, roading, services, landscape works and any alterations that may arise to all existing or proposed buildings and associated works."

- 39 From these guidelines, it is evident that the following fundamental outcomes are necessary to achieving the MCC / MRZ vision. As the MDG makes clear, these apply to architecture, landscaping and infrastructure.

Stylistic Consistency

- 40 Stylistic consistency is necessary to provide visual cohesiveness throughout the MRZ. This is a fundamentally important design principle for the following reasons:
- a. It results in visual harmony where the view is free from anomalous objects or features.

- b. It avoids ‘mixed messages’ arising from incongruous elements – that is, difficulty in reading the landscape and activity within.
- c. It outwardly expresses and consolidates a sense of community – that is, the common expression of common ideas is expressed in the form of architecture and its landscape setting.
- d. It ensures there is a very high standard of quality from which amenity is derived throughout the environment.
- e. It provides certainty for residents, safe in the knowledge that the environment they have chosen to live in will be of a very high standard currently and into the future.

Protection of landscape

- 41 The landscape at Millbrook is central to the provision of character and the amenity derived from it. In this regard the MDG states:⁷

“Millbrook Resort regards planting and landscape as key elements in the overall coordination of the resort character and appearance.”

- 42 To ensure this, the MDG describes appropriate landscaping around dwellings. This involves plant selection and physical features such as patios, fences, garden sculpture and such like. Opaque boundary fences or walls are to be avoided so as to maintain transparency and the free flow of space throughout the Millbrook environment. The MDG objective for boundary treatment states:⁸

“To avoid a suburban response to marking territories and lot boundaries in particular along or near fairway or reserve frontages and to achieve a blurred and seamless integration of common to private property boundaries.”

⁷ MDG Section 2.1

⁸ MDG Section 2.2.2

- 43 Emphasis is also given to the placement of dwellings so that they integrate well with their landscape setting. In this regard the MDG states:⁹

“These Building Platforms have been carefully placed so that each dwelling is subtly screened from each other in order to offer a sense of privacy, to ensure that each house focuses on the home’s relationship with special features within the golf course design, and in turn with the natural environment.”

- 44 Regarding planting, the MDG objective states:¹⁰

“The objective of the landscape planting controls is to create a consistent approach to planting that avoids an urban ‘peppercorn’ planting pattern and instead produces a contiguous scale of planting more in line with that expected of a large rural homestead. Generally the controls encourage the use of species that are tolerant of the local climate, exhibit good seasonal colour and already form part of the established Millbrook palette.”

- 45 The key outcome here is consistency, the reasons for which I described earlier. Importantly, one of Millbrook’s clear objectives is to avoid any form of apparent fragmentation and sporadic incongruous design that would undermine consistency, visual cohesion and the MCC brand.

Recognition of existing natural and physical features

- 46 As referred to in my paragraph 38 citation, one aim of development placement is to recognise and respect the natural environment. At Millbrook this means maintaining the integrity of naturally occurring landform while protecting and enhancing salient landscape features such as water courses and rock outcrops. Protection also embraces that of existing vegetation, including established exotic trees which feature prominently in the Millbrook landscape.

- 47 This means that development avoids the more sensitive landscape areas, and indeed these are identified on the Masterplan as ‘Landscape Protection’ (LP)

⁹ MDG Section 2.2.1

¹⁰ MDG Section 2.2.3

areas. Residences are clustered into distinct 'neighbourhoods' so as to maintain infiltration and preservation of landform. The same applies to the golf course. Roads and paths are aligned in the best way possible so as to avoid being visually intrusive. This is evident in **Graphic Attachment Photograph 5**.

48 Physical features to be protected chiefly include heritage buildings and structures occurring within the MRZ. All are products of former rural activity existing prior to the development of Millbrook - see **Graphic Attachment Photograph 6**.

49 MCC expects the design of new buildings to adopt the flavour of historic buildings and their rural character which preserves heritage while reflecting its vernacular in the present day. MCC does this by controlling, for example, materials, proportions, form, density and bulk. One aim is to avoid domination of Millbrook by buildings so as to maintain open space amenity and extensive greenery.

The provision and protection of amenity

50 This is largely addressed in the preceding discussion. It is my observation that amenity or pleasantness of Millbrook is extremely high. To reiterate, it is derived from the combination of the following characteristics.

- a. Visual coherence arising from similarity of architectural and landscape style.
- b. A very high proportion of open space to built form aided by strict controls on building bulk and location.
- c. The predominance of vegetation.
- d. Infrastructure that is subservient to the setting.
- e. The absence of boundary demarcation.
- f. The protection and enhancement of natural features.

- g. The preservation of restored heritage items.
- h. The provision and maintenance of view corridors throughout the MRZ.
- i. Stringent uniform maintenance regime applied to both freehold and common land.

51 With these factors in place, an extremely high level of amenity is delivered currently and assuredly for the future.

Architectural blending

52 Architectural blending means that all buildings appear reasonably similar in their form, style, size and location. As discussed, it significantly contributes to visual coherence across the entire MRZ. Architectural blending ensures buildings individually and collectively blend in not only with each other, but also with the landscape of their setting. Importantly the buildings are not to dominate surrounding open space and natural character of the surrounding landscape.

53 A further advantage of architectural blending is that it preserves and advances the MCC brand. Mr O'Malley describes what this is in his evidence; suffice to say that consistent architectural style helps portray Millbrook as a single, distinctive and collective entity that differentiates itself from surrounding activity.

The Queenstown Lakes District Plan (QLDP)

54 In discussing the District Plan I refer to both the operative and proposed versions. Of relevance in the operative plan is Chapter 12 concerning the 'Resort Zones' and in the proposed plan Chapter 43 Millbrook Resort Zone is relevant.

The Operative District Plan – Chapter 12

55 In Chapter 12 concerning Resort Zones, the QLDP¹¹ describes in some detail the character and amenity of Millbrook¹². Here four elements are described which contribute to the character and amenity of Millbrook. In summary (the full text is cited in my **Appendix 1**) the four elements are:

1. The outstanding setting comprising Wakatipu Basin and surrounding mountains.
2. Site heritage including the growing and milling of wheat (hence the name 'Millbrook') and the fact that many of the original heritage features remain.
3. The '*...outstanding parkland character*' derived from the combination of '*...high quality sward of pasture grasses...and large number of mature trees.*'
4. '*...the site lies within a high quality environment in terms of its scenic, visual and climatic values, clean air and open vistas.*'

56 Regarding heritage, the QLDP singles out that as being the foundation for Millbrook's character and amenity. Regarding this, the Plan states¹³:

"The site contains a unique history. The remaining large trees, grassed slopes and the historic design of the buildings is an important element in preserving the special value of Millbrook for the enjoyment of present and future residents and visitors."

57 Having recognised that the elements listed above are the cornerstone of Millbrook's character and amenity, the QLDP incorporates the following objective, and where they are relevant to landscape outcomes, its attendant policies.

Objective 1 - Millbrook Resort Zone

¹¹ From the Operative Plan

¹² Clause 12.1.2 Values i Millbrook Resort

¹³ Clause 12.1.3 v Historical Character (Millbrook Resort)

Visitor, residential and recreation activities developed in an integrated manner with regard for landscape, heritage, ecological, water and air quality values and minimal impact on adjoining neighbours and roads.

Policies

1.3 To require the external appearance of buildings to have regard to landscape and heritage values of the site.

1.4 To require development to be located in accordance with a Structure Plan to ensure the compatibility of activities and to minimise the impact on neighbouring activities, the road network and the landscape amenity of the Basin.

1.5 To protect and enhance the important heritage features on the site, particularly the original farm buildings and tree plantings.

58 It is clear that the QLDP recognises the special character and amenity of Millbrook. In identifying and describing the various design controls it is also clear that MCC's vision for Millbrook is to preserve those traits outlined in the District Plan.

The Proposed District Plan Chapter 43 Millbrook Resort Zone

59 Under the 'Resort Zone Purpose' heading, the character of Millbrook is described as follows:

The purpose of the Millbrook Resort Zone is to provide for a visitor resort of high quality. The Zone provides for recreational activities (including golf), commercial, residential and visitor accommodation together with support facilities and services. 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.

60 As discussed, the Structure Plan is itself informed by MCC's Millbrook Master Plan and prerequisite site analysis. A key design principle referred to in the above statement is that of integration, the attributes of which I have addressed in the preceding discussion. To reiterate however, integration results in a landscape where every element within – buildings, roads, natural features, landform, vegetation and open space – appear 'to fit' in a coherent and harmonious way. The Chapter 43 Objective and its supporting policies further stress the need for integration in this regard where it states:

Visitor, residential and recreation activities developed in an integrated manner with particular regard for landscape, heritage, ecological, water and air quality values.

61 The above statement refers to one of the central outcomes necessary to the provision of character and amenity at Millbrook – that being '*...development enclaves located in the open rural countryside with well landscaped grounds.*' In my opinion such an outcome is absolutely necessary should expansion of the MRZ be contemplated.

SUMMARY OF DESIGN CONTROLS

62 The paramount outcome for Millbrook is consistent and coherent character from which an extremely high level of amenity occurs throughout the MRZ. As identified and addressed in the preceding discussion, there exists a suite of design controls which ensure the desired outcome is implemented and achieved. These controls range from the very general – the Millbrook Structure Plan for instance – to the very detailed – the Millbrook Design Guidelines and Neighbourhood Design Plans. While there is scope for some variation, it is evident that the extent of this must serve rather than detract from the overarching aesthetic vision for the MRZ.

63 Finally, it is evident that implementation of this involves both input from MCC and District Council via the QLDP. Neither entity is independent in realising the stated outcomes desired for the MRZ.

THE SUBMISSIONS

64 Here I address two topics; the first concerning the necessity of applying design protocols to any potential development within the MRZ arising from its expansion, should that occur. The second topic concerns the relief sought, particularly regarding those submitters seeking inclusion within the MRZ.

65 Firstly, I discuss the necessity for design protocols, as these are prerequisite to development within the MRZ.

The necessity for design protocols

66 It is clear that both the existing and expected environment for the MRZ is special. As described, it exhibits an extremely high level of amenity which is derived from its carefully controlled and designed character. To achieve this, the design controls described above are very detailed, prescriptive and directive.

67 Further contributing to amenity is MCC's 'Encumbrance' imposed on dwelling owners which sets out maintenance and behavioural standards. Mr O'Malley describes this in more detail in his evidence. In my opinion, in order to preserve the character and amenity of the existing environment and outcomes that are expected for the MRZ, any expansion would need to be subject to all design controls and their implementation via the mechanisms prescribed by MCC and the QLDP.

68 Further, any inclusion of additional land would need to be incorporated into the structure and master plans so as to ensure the reasons for the outcomes they seek are also implemented. That is, as is the case for all existing land within the MRZ, any additional land such as that sought for inclusion by submitters, will need to abide by all of the design protocols, including the Encumbrance.

69 Subject to these pre-requisites, some expansion is possible from a landscape perspective. In reading Mr O'Malley's evidence however, I am aware that other non-landscape matters will constrain the location and extent of potential expansion. These matters include for example, road access and security.

70 Landscape wise, the chief determinant should be maintaining existing patterns of development within the MRZ. One of the most important determinants is topography, as this plays a critical role in locating the MRZ boundary. This would however, be subject to a suite of variables, chief among them being land use – that is, the location and extent of potential activity areas such as golf courses and residential. A high level landscape study was undertaken in 2015 which identified areas that might be capable of absorbing further development including within and around the MRZ.

The Wharehuanui Landscape Study¹⁴

71 Accompanying my evidence is the complete *Wharehuanui Landscape Study* (the ‘Study’, attached at Appendix 2). The Study identifies three distinct landscape areas – see page 16, Figure 15. Within each of these are a number of finer grained landscape units – pages 17 Figure 17, 20 Figure 18 and 22 Figure 20. The character of these areas is assessed and their ability to absorb change arising from development is then determined.

72 I will not reiterate the findings here, suffice to say that all land sought for MRZ inclusion is located within the L1 Mill Creek Catchment landscape area and U3 landscape unit – see again those pages cited above.

73 The Study then determined the ability of land within the Wharehuanui area to absorb change, largely on the grounds of visibility. Regarding this, the Study notes¹⁵ that:

“Visual absorption capacity can be defined as the landscape’s ability to absorb physical changes without transformation in its visual character and quality. This definition suggests that in order for a landscape to absorb development there should be no adverse change in the landscape’s character or quality.”

74 I agree with this approach and, in my opinion, it is appropriate when considering further development within MRZ and with regard to any potential expansion of it.

¹⁴ Commissioned by MCC and prepared by Baxter Design Group January 2015

¹⁵ Wharehuanui Landscape Study p28

75 Of the three landscape areas identified in the Study, the one I consider least appropriate for inclusion within the MRZ is that labelled *L3 Speargrass Flats*. The reason is that this area is topographically distinctly separate from the existing MRZ and land adjoining it within the other two landscape areas. There exists a clearly discernible escarpment that demarcates Speargrass Flats from the Wharehuanui Hills and Mill Creek Catchment areas – see **Graphic Attachment Photograph 7**. This escarpment would form a logical topographic boundary confining the MRZ to the ridge top upon which it sits.

Land sought by submitters for MRZ inclusion

76 Here I address each submission seeking inclusion of land within the MRZ. My assessment is based on whether the design protocols addressed in the preceding discussion are able to be implemented without undermining the landscape integrity of the MRZ.

#2501 Archibald / #2580 Griffin

77 The two lots of land (the Land) sought for inclusion is entirely encircled by the MRZ. Collectively it is a relatively small area of land comprising approximately 3.3ha in total – see **Graphic Attachment Figure 1** map. As such the Land lies within Landscape Unit 3 of the Mill Creek Catchment landscape area (identified in the Wharehuanui Landscape Study). It is also located within the Millbrook Landscape Character Unit (LCU 23) identified in the proposed variation to Chapter 24; Schedule 24.8. Consequently the Land is not, in terms of its underlying land form and vegetation cover at least, anomalous with that surrounding it.

78 The Land includes three dwellings (two main dwellings and a cottage) with sufficient separation distance between them to allow the infiltration of open space. Large mature trees are a feature of the Land, whose presence and character is commensurate with that of the surround Millbrook environment.

79 Also running through the Land is Mill Creek, which is a natural feature that contributes significant amenity to Millbrook.

80 For these reasons, my opinion is that this Land is a candidate for inclusion within the MRZ. But as discussed, this is subject to the proviso that all design protocols are adhered to. Mr O'Malley or Mr Edmonds are better placed than me to update the Panel as to the likelihood that the design protocols can be incorporated by agreement, or whether a specific rule is required.

#2513 / # 2723 Spruce Grove Trust

81 This submission concerns Area 'C' on the **Graphic Attachment Figure 1** map. It is bounded to the north by Malaghans Road and elsewhere by the MRZ. The submitter seeks to include an additional residential activity area (labelled R20 on the Millbrook Structure Plan) to sit alongside and near existing RAAs (R4, 5, 6 & 7) within the MRZ. The average residential density sought by the submitter is one dwelling per 500m². Further they seek to exclude their proposed R20 from the overall 5% site coverage which currently applies to the MRZ in its entirety.

82 I understand that this site is subject to an Environment Court decision¹⁶ which allowed for four residences located on allotments ranging from 2258m² to 2980m². The 4 consented dwelling sites are appropriately located more or less on the lower slopes of the steep sided hill which separates the Golf (G) and Landscape Protection (LP) areas. Consequently there is no intrusion into the crest / ridgeline or skyline as viewed from the MRZ. Additionally the Landscape Protection (LP) provides a visual buffer between the road and developed area of Millbrook, and on the hill slope facing Millbrook it protects the highest parts of this site and the interface between the landform and the ONL backdrop located north of Malaghans Road.

83 Further, the spacing of the dwelling sites enables view access to the upper slopes of the hill backdrop and mountains beyond. The four consented dwelling sites result in relatively low density and given their location within the proposed residential area identified on the Structure Plan enable the generous infiltration of vegetated open space.

84 The submitter introduces a proposed Structure Plan that has just two activity areas – see **Figure 1** to follow. It is evident from this that the residential area

¹⁶ ENV-2009-CHC-55

is significantly greater than that shown in the four dwelling sites approved by the Environment Court. This along with the comparatively high density (50% over the proposed R20 area) compared to the overall 5% for the existing MRZ will potentially result in a significant concentration of residential units. Further, they will be cumulative to those existing in the neighbouring MRZ.

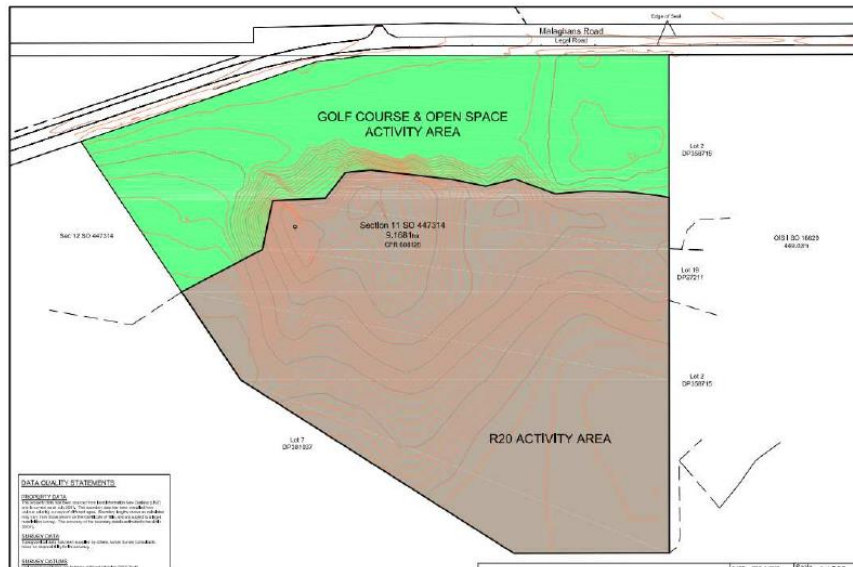


Figure 1 *The submitter's proposed structure plan (Figure 5 from their submission).*

- 85 The relatively high dwelling density sought by the submitter would potentially impinge the flow of significant green open space which, as discussed, is a hallmark of the MRZ environment. Further the open space area separating the four approved dwelling sites from those existing in neighbouring Millbrook would be potentially lost to development, which in turn, guarantees the delivery of significant green open space that is in keeping with the character and amenity of the MRZ elsewhere.
- 86 It also appears that the four dwellings located on their consented platforms would not be simultaneously visible from any one vantage point in their immediate vicinity. This would not be the case arising from implementation of the submitter's proposal.
- 87 Overall, it is my opinion that the relief sought by this submitter will not align with the environmental character and amenity expected of the MRZ; and nor

with those expectations promulgated by MCC. Regarding this, the submitter seeks to amend QLDP Rule 43.5.3 subjecting their proposed R20 RAA to the building colours and materials prescribed for RAA's R14, R15 and R16.¹⁷ These RAA's are located high on the relatively isolated upper plateau (on the former Dalgleish land now incorporated into the MRZ) and therefore bear no relationship to the submitter's proposed R20 site. Consequently, including R20 into this rule would be inappropriate as the resulting development would be at odds with the adjacent Malaghans Ridge dwellings (R5 and R7).

- 88 As discussed earlier, it is my opinion that any development within the MRZ needs to abide by all of the prerequisite design protocols in order to maintain the consistency and coherence which underpins the Millbrook environment.

#2512 & 2724 / #2444 & 2720 / #2413 / #2419 Spruce Grove Trust & Ors.

- 89 These submissions I address collectively as they all encompass more or less the same area as shown in the submission **#2512 Figure 1** map. Further, the sites involved are quite small – see areas D, E, F, and G on the **Graphic Attachment Figure 1** map. I understand all submitters involved in this area seek to have the land included within the MRZ. Further, the submitters wish to incorporate a RAA (proposed R21) over all of the land less a 25m setback from Arrowtown / Lake Hayes Road. Golf course and open space activity areas are proposed for this setback.

- 90 The suggested density and site coverage for this site is the same as that for the aforementioned Malaghans Road site (**#2513 / # 2723**). Mr Edmonds has reviewed the area and capacity of these combined parcels. He has concluded that it amounts to 10.62 hectares but with reductions for roads and reserves, it could yield more than 135 additional dwellings which would be a very significant cluster at this location. This in combination with the cumulative effect arising from the presence of existing dwellings within Millbrook (R1,2,3) that adjoin the submitter's land.

- 91 I agree with the submitters, that:

¹⁷ Submission #2513 paragraph 6.5

91.1.1 The site is surrounded on three sides by the MRZ and to the east by the Arrowtown / Lake Hayes Road;

91.1.2 Existing residential clusters exist where the MRZ adjoins the submitters land to the west and south of it; and

91.1.3 That there is no topographic differentiation of any great significance to preclude potential inclusion within the MRZ.

92 However, this would create a peri-urban landscape rather than a semi-rural one where small clusters of dwellings are well located and spaced in park like surrounds.

93 In my opinion such density would undermine the existing landscape character, quality and amenity.

94 Regarding dwelling density and site coverage, the matters I addressed earlier regarding the Malaghans Road site (#2513 / # 2723) equally apply to this (collective) one. I also understand that the submitter's land is to be accessed from Lake Hayes / Arrowtown Road and that this is at odds with MCC's preferred access arrangements, where RAA's are accessed from within Millbrook.

95 Additionally, the style and density of existing housing is anomalous with that within the MRZ.

96 For those reasons, I could not support inclusion of this site in the form currently proposed by the submitters into the MRZ.

97 It is also my opinion however, that inclusion of some form cannot be ruled out. But this would be subject to the proviso that all activity within the submitter's site abides by all relevant MCC and QLDP provisions. Additionally, the location and extent of land use activity would need to be determined via the rigorous master-planning that MCC subjects to all potential development areas within the MRZ.

SECTION 42A REPORT - LANDSCAPE

- 98 The Council's consultant landscape architect (Ms Bridget Gilbert) has responded to the submissions that I have addressed in the preceding discussion.
- 99 Ms Gilbert supports inclusion of the Archibald (**#2501**) / Griffin (**#2580**) sites into the MRZ. Her observation is that the land in question comprises '*...relatively low lying and visually discreet [sic] parcels that effectively read as part of the resort.*'¹⁸ Generally I agree regarding this particular land parcel. For this and the reasons I outlined earlier, I consider this land to be a suitable candidate for inclusion. But as I have stated, this is subject to adherence to the MRZ and MCC design prerequisites.
- 100 Concerning the Spruce Grove submission (**#2513**) on Malaghans Road, Ms Gilbert describes the landscape character of the setting. She also usefully includes the site plans approved by the Environment Court¹⁹. She and I agree that no development should occur topographically above the four approved building platforms. Ms Gilbert then suggests any residential development '*...should be confined to the flat land on the south side of the knoll landform for it to be acceptable from a landscape perspective.*'²⁰ While this area would be suitable for development, it is my understanding that MCC would rather it were open space. As I have discussed, this can only be entertained subject to all MRZ standards, including overall site coverage and MCC master-planning and design guidelines.
- 101 Regarding the collective Arrowtown / Lake Hayes Road submitters (**#2512 & 2724 / #2444 & 2720 / #2413 / #2419**), Ms Gilbert observes the subject land to be:
- a. Relatively small scale
 - b. Discrete
 - c. Appears as a 'cut out' within the MRZ

¹⁸ Paragraph 58.3

¹⁹ Gilbert, B. Supplementary evidence pp5-6. [2011] NZEnvC147

²⁰ Supplementary statement of evidence: Paragraph 2.9

d. Established rural residential character

- 102 For these reasons Ms Gilbert recommends inclusion of this land into the MRZ. While I agree with her observations, I cannot agree with her conclusion that it could be included for the reasons I addressed earlier. To reiterate, the submitters are seeking significantly higher building densities than those characterising the MRZ presently. Further, the location and extent of the various activity areas needs to be ascertained via MCC's master-planning processes.
- 103 Finally, consideration needs to be given to potential infill development advancing toward Arrowtown. One of my concerns is that a cluster of dwellings at this location is likely to give the impression of suburban creep towards Millbrook. In my view, this could irrevocably diminish the traditional Millbrook amenity in this part of the MRZ.

CONCLUSION

- 104 Right from the outset, development within the MRZ has been very carefully managed so as to deliver an extremely high level of amenity. This in turn is derived from the character of its landscape including buildings and infrastructure. To guarantee such an outcome necessitates considerable design control and in Millbrook this is clearly wide ranging.
- 105 From the point of view of residents, visitors and guests, such control guarantees the high standard of amenity they expect. There is no uncertainty in this regard. I make the assumption that these people take comfort in knowing that. Further to this point, I understand that this is consistent with the letter from the chairman²¹ of the Millbrook Owner Members Committee attached to Mr O'Malley's evidence.
- 106 It is my opinion therefore, that if submitters wish to have their land included within the MRZ, then it is vital that any ensuing activity is subject to the same District Plan and MCC design requirements and subsequent administration. It is evident to me that that approach is working very well at Millbrook - the MCC vision and Millbrook aesthetic is clearly being achieved. No activity within the

²¹ Mr Grant Higgins

MRZ can derogate from that without threatening the character and amenity integrity of the Millbrook environment and its overall cohesiveness. Additionally, the MRZ is located within an overall rural setting, including that area between it and the nearby urban environment of Arrowtown. Such a setting provides contiguous green open space which contributes to its amenity and distinctive character. Reinforcing this effect are the generous setbacks for buildings from the MRZ boundary. It would therefore be undesirable for expansion of the zone to occur involving residential development capable of watering down the distinctiveness of the MRZ within its rural setting. This is particularly so regarding expansion toward the urban environment of Arrowtown.

- 107 As to the MRZ boundaries, it is my opinion that at the very least they accord with those shown on the *Wharehuanui Landscape Study*. As it stands, this however is a blunt instrument, where it gives only broad direction as to where development might occur. The other instruments – the Structure Plan and Masterplan – need to apply also in order to refine the location and extent of development. Significantly more detail is required before this can be decided.

Andrew Craig – *Landscape Architect*



Dated: 13 June 2018

APPENDIX 1

From Queenstown Lakes District Plan (operative) Chapter 12 Resort Zones

12.1.2 Values

i Millbrook Resort

The site contains four elements, which contribute to amenity and importance of the zone. Firstly, the zone site is located within the Wakatipu Basin formation surrounded by an outstanding mountain landscape. Within the Basin glacial outwash gravels have created a contrasting landscape of rolling lowland hills, terraces and lakes.

Secondly, the site was one of the earliest developed farms in the District. The property was settled by the Butel family (origin France) who came to the area during the Arrowtown goldrush in the early 1860s. Instead of mining they set up a wheat farm and flour mill operation to provide for the rapidly expanding Arrowtown population. The original stone buildings housing the mill, stables, implement shed and blacksmith shop still remain, and many of the original implements and machinery are still on the property.

Thirdly, the site has been maintained in a high quality sward of pasture grasses. A large number of mature trees exist on the site, many of which date back to the first settlers. The tree species are predominantly European deciduous hardwoods including oaks, maples and walnuts. These mature trees give the farm an outstanding parkland character.

Finally, the site lies within a high quality environment in terms of its scenic, visual and climatic values, clean air and open vistas.

STATEMENT OF EVIDENCE OF ANDREW WILLIAM CRAIG ON BEHALF OF MILLBROOK COUNTRY CLUB LIMITED

Graphic Attachment – Landscape

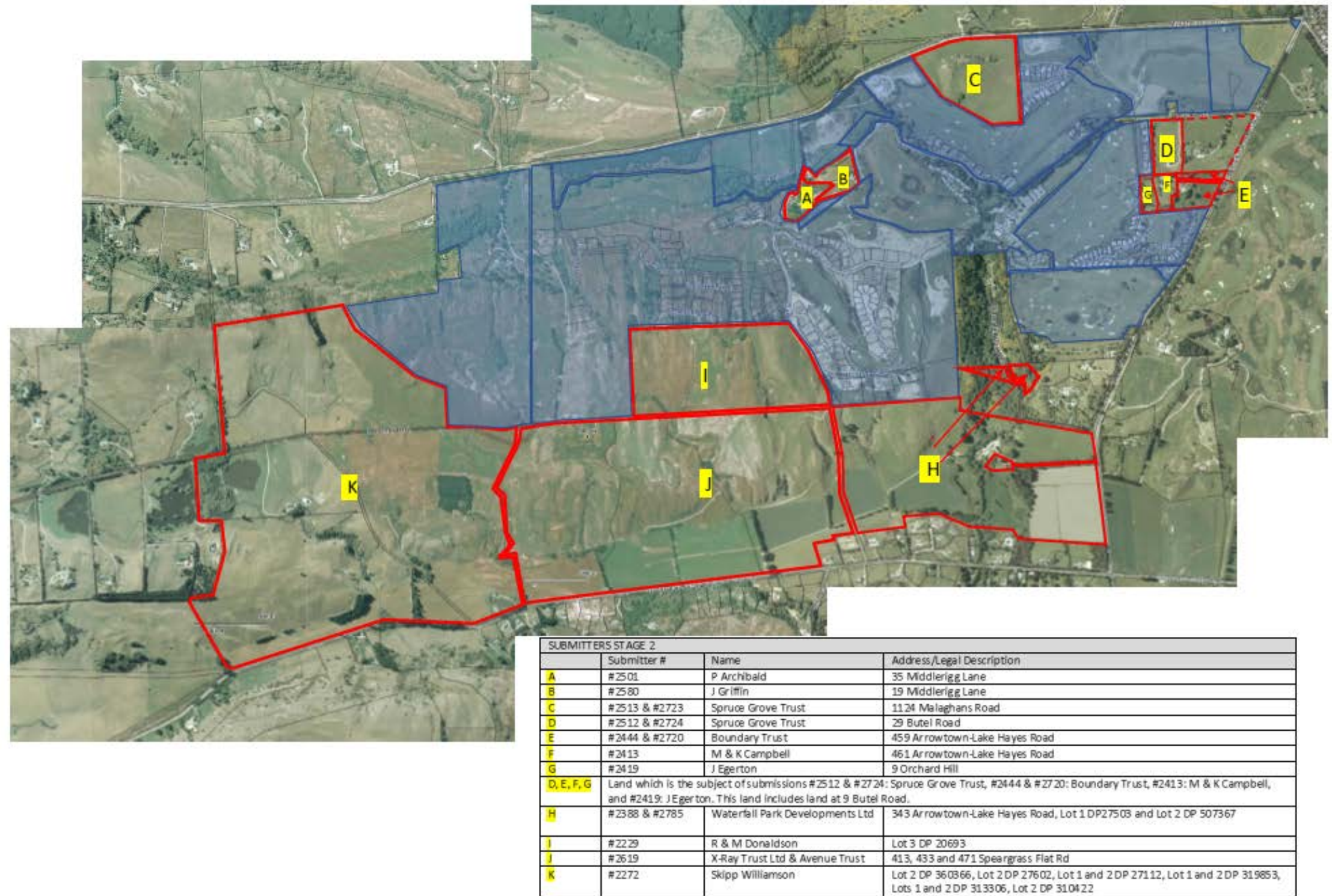


Figure 1 Showing the location of submitters in relation to the Millbrook Resort Zone.
Map prepared by Ms Haley Mahon.



Figure 3

*The Millbrook Masterplan.
Note: this masterplan does not show the recently added 'Dalgleish' Block located to the west.*



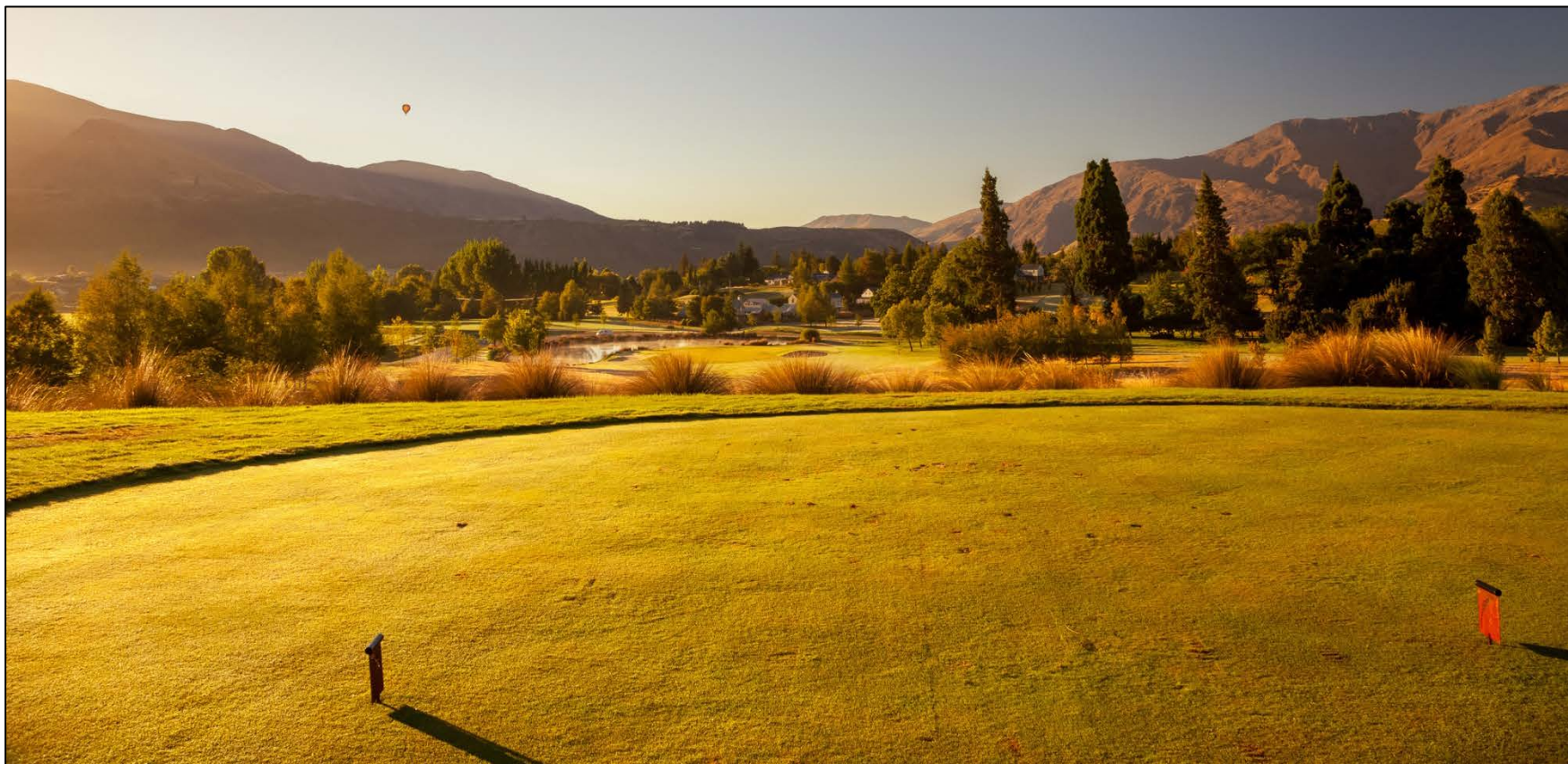
Figure 4 A Millbrook Neighbourhood Design Plan



Photographs 1 & 2

Showing the predominantly green open space character of the Millbrook Resort Zone from which a very high level of amenity is derived.

Photograph source: Millbrook Country Club promotional material





Photographs 3 & 4

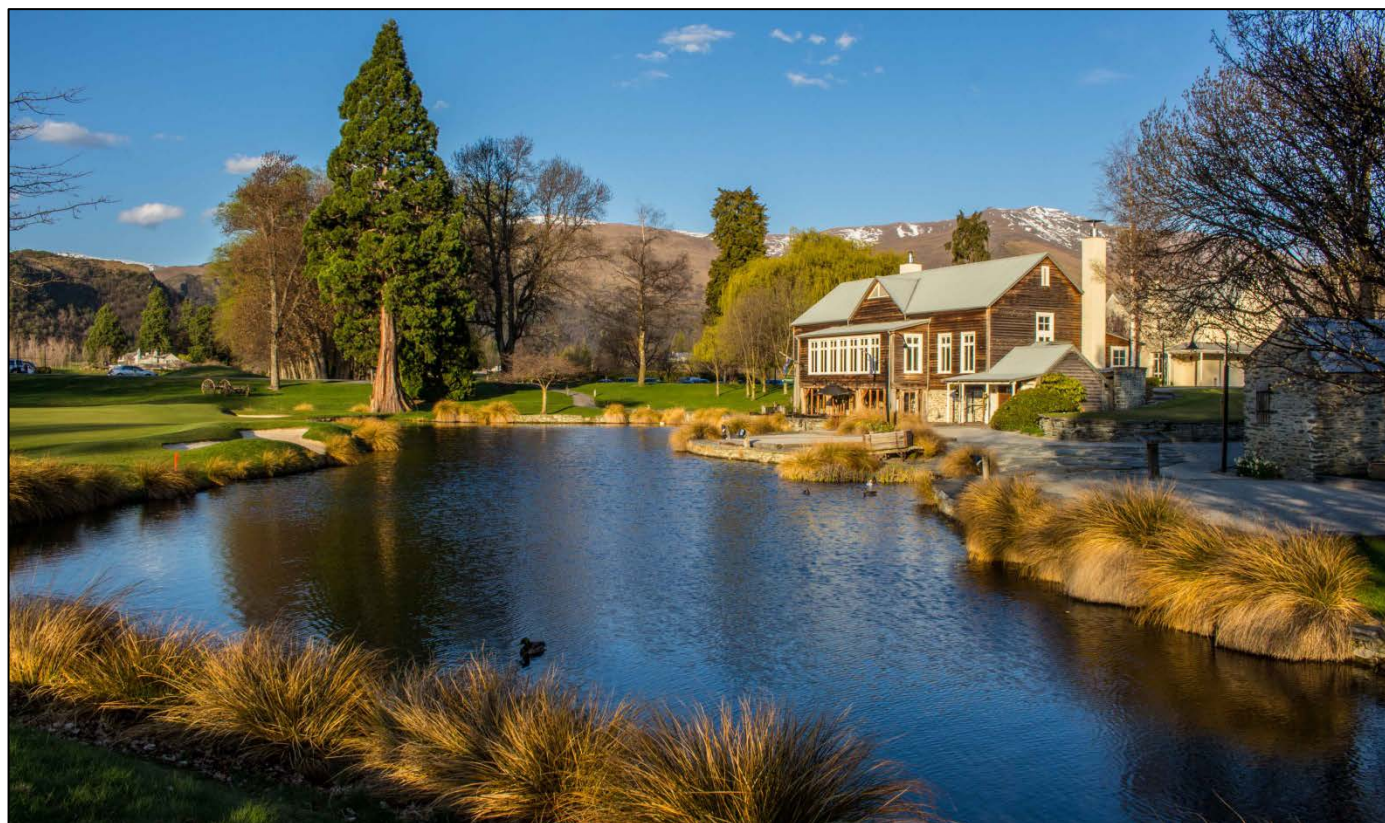
Waterbodies within the Millbrook Resort Zone contribute significantly to natural character and amenity

Photograph source: Millbrook Country Club promotional material



Photograph 5

Showing how residences roads and the golf course are designed and located in such a way as to avoid loss of landform integrity. Where possible, roads are located in gullies and hollows so as to minimise visibility



Photograph 6

Millbrook's rural heritage is has been retained and reflected in restored buildings and new architecture.

Photographs source: Millbrook Country Club promotional material