

**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 Hearing Stream 14:
Wakatipu Basin hearing
and transferred Stage 1
submissions related to
Arrowtown and Lake
Hayes

**SECOND SUPPLEMENTARY STATEMENT OF EVIDENCE OF BRIDGET MARY
GILBERT ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE – WAKATIPU BASIN

Primary submitter:
Trojan Helmet (2387)

6 June 2018

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1. INTRODUCTION

- 1.1 My full name is Bridget Gilbert. I am a Landscape Architect and Director of Bridget Gilbert Landscape Architecture Ltd, Auckland. My qualifications and experience are as set out in my Evidence in Chief dated 28 May 2018 (paragraphs 1.1-1.9).
- 1.2 I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
- 1.3 Following the exchange of Evidence in Chief, it became apparent that my statement had not considered the Landscape and Visual Effects Assessment (February 2018) prepared by Boffa Miskell (the **BML Report**) in support of the Trojan Helmet submission (2387) that was provided after the close of primary submissions.
- 1.4 The purpose of this supplementary evidence is to provide comment in relation to the BML Report, which forms part of the Trojan Helmet submission. This supplementary evidence should be read alongside paragraphs 55.2 to 55.9 of my evidence in chief, which discusses the submitter's proposed Hills Resort Zone, and replaces paragraph 55.3. When I refer to 'landscape material' in my evidence in chief this should now be read to include the BML Report, as well as the documents listed in paragraph 55.2.

2. TROJAN HELMET (2387)

- 2.1 This submission relates to land within LCU 22 The Hills and is addressed in my Evidence in Chief. My evidence in chief, at section 55, was critical of an apparent lack of detail with respect to the evaluation of landscape and visual effects accompanying the submission. Since that time, I have been furnished with a copy of the BML Report.

- 2.2** I consider that the BML Report sets out a clear and appropriate methodology for assessing landscape and visual effects. This includes consideration of effects on landscape character and discussion of adverse cumulative effects.
- 2.3** I acknowledge that the submitter's proposed Hills Resort Zone has been developed with careful consideration given to the management of visual amenity values. In the main, development is confined to the visually discreet parts of the property with location-specific development controls (addressing such matters as building height and colour etc) and a landscape framework proposed to manage adverse visual effects in relation to the surrounding area.
- 2.4** The BML Report expresses the view that the submitter's proposed Hill Resort Zone is to be preferred over ad hoc residential development in rural areas.
- 2.5** Whilst I agree with this statement, I consider that it somewhat misses the point of the Wakatipu Basin Variation. Concern with respect to ad hoc rural residential development was one of the key drivers that resulted in the Council commissioning the WB Study, which in turn resulted in the very carefully considered, location-specific, rural living regime embodied by the Variation. For this reason, I do not consider that the proposed Hills Resort Zone represents a landscape benefit in this regard.
- 2.6** With respect to landscape character (including cumulative) effects more generally, I consider the BML Report is somewhat superficial in its analysis, relying on the lack of visibility of the proposal, the modified golf course use of the property (as opposed to rural production) and the approved rural residential development in support of its findings that the Resort Zone will be appropriate (from a landscape perspective).
- 2.7** In my opinion, an evaluation of landscape character (including cumulative) effects encompasses the full range of biophysical, perceptual (or visual) and associative aspects of the landscape. 'Sense

of place' or landscape identity attributes typically fall within the umbrella of associative values.

- 2.8** I note that the PDP Millbrook Resort Zone covers some 384ha and that the submitter's proposed Hills Resort Zone is effectively contiguous with Millbrook (albeit separated by Arrowtown Lake Hayes Road) - refer **Figure 1** below.
- 2.9** In my opinion the BML Report fails to meaningfully evaluate how an approximately 162ha extension of resort style development throughout this portion of the Basin (that will result in a total resort area of approximately 546ha), which effectively contains the southwestern sides of Arrowtown, will influence the sense of place or identity of the wider Basin landscape.
- 2.10** I accept that the submitter's proposed Hills Resort Zone will not be dominant in views from the surrounding area. However, it will be publicly accessible. Like Millbrook (which is also reasonably well screened from much of the surrounding area), I expect that the submitter's proposed Hills Resort will be visible from public roads within its 'curtilage'.
- 2.11** Again, like Millbrook, I expect that it will be experienced as an urban parkland type character or resort style character (as opposed to a rural residential character) and will contribute to the identity and sense of place of the wider landscape.
- 2.12** In my 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.
- 2.13** Unlike the small-scale 'cut out' areas around the edges of Millbrook where I have expressed support for an extension of the Millbrook Resort Zone, I consider that the submitter's proposed Hills Resort Zone amounts to a large-scale change in the quantum of urban parkland type development throughout the north eastern portion of the Basin.

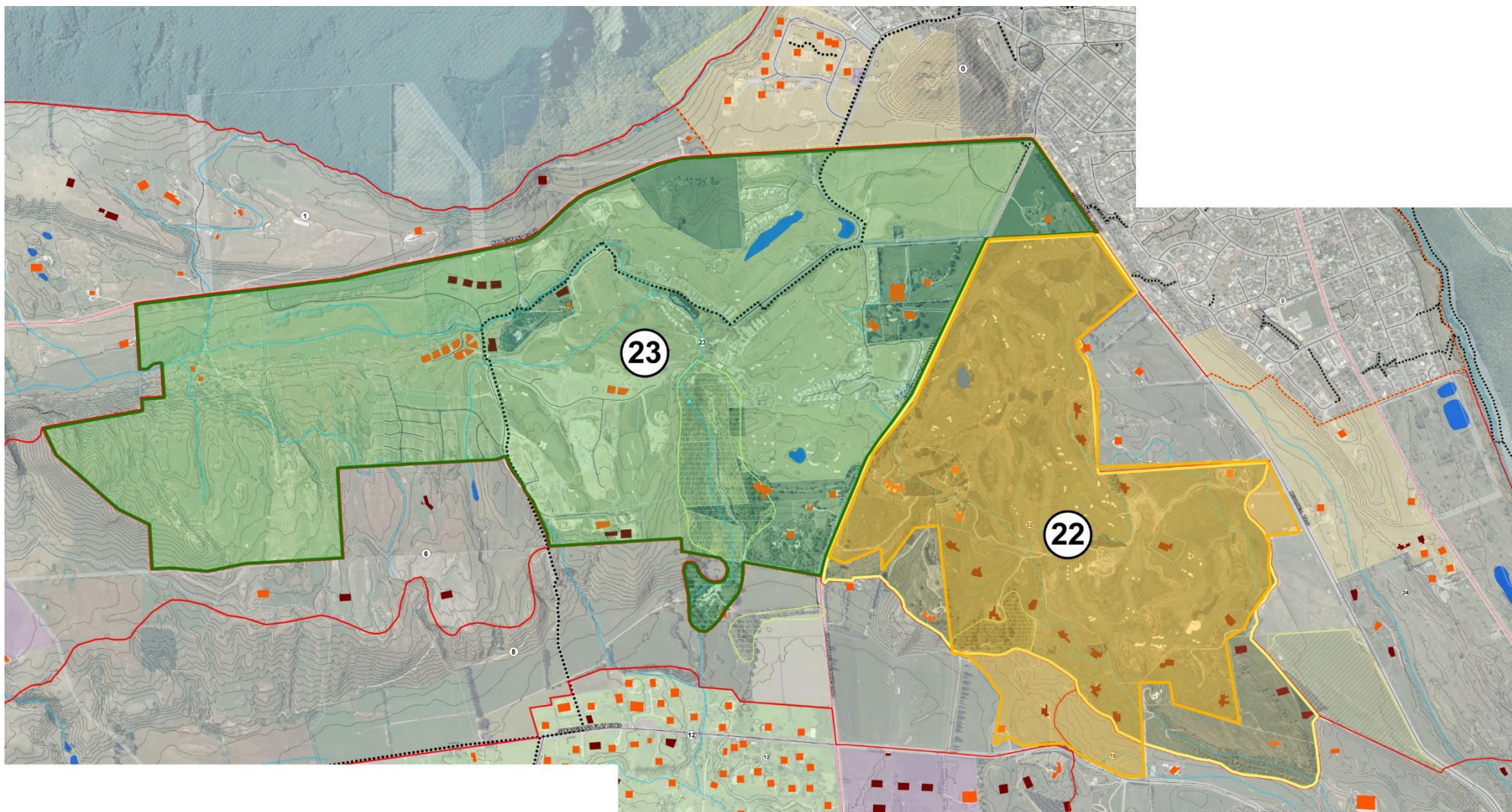


Figure 1: Extent of LCU 22 The Hills indicated by yellow outline. Extent of LCU 23 Millbrook shown in green (NB the extent of PDP Millbrook Resort Zone is shown in **Figure 2** overleaf). Extent of submission area (i.e. submitter's proposed Hills Resort Zone) shown in orange. (Refer to my evidence in chief at **Annexure 5** for mapping legend.)

2.14 I acknowledge that change in itself is not necessarily adverse (and can indeed, contribute neutral or positive effects); however, in this instance I consider that the scale (or extent) and character of the change will result in a significant alteration in the identity and sense of place throughout the north eastern portion of the Basin, tipping the balance to a landscape that is dominated by urban parkland (or resort) type development.

2.15 In evaluating this submission, I have also considered the potential cumulative effect of the Hogans Gully Farm Limited submission (2313),¹ which seeks a similar golf resort style zoning on approximately 159ha of land in close proximity to the south east of the Trojan Helmet submission area, and the Waterfall Park Developments Limited submission (2388),² which seeks urban development set within open space on land to the south of PDP Millbrook Resort and PDP Waterfall Park Zone. **Figure 2** below conveys this spatial arrangement.

1 For a landscape evaluation of this submission refer Ms Mellsop's Evidence in Chief paragraphs 7.20 – 7.39.
2 For a landscape evaluation of this submission refer my Evidence in Chief Section 32.

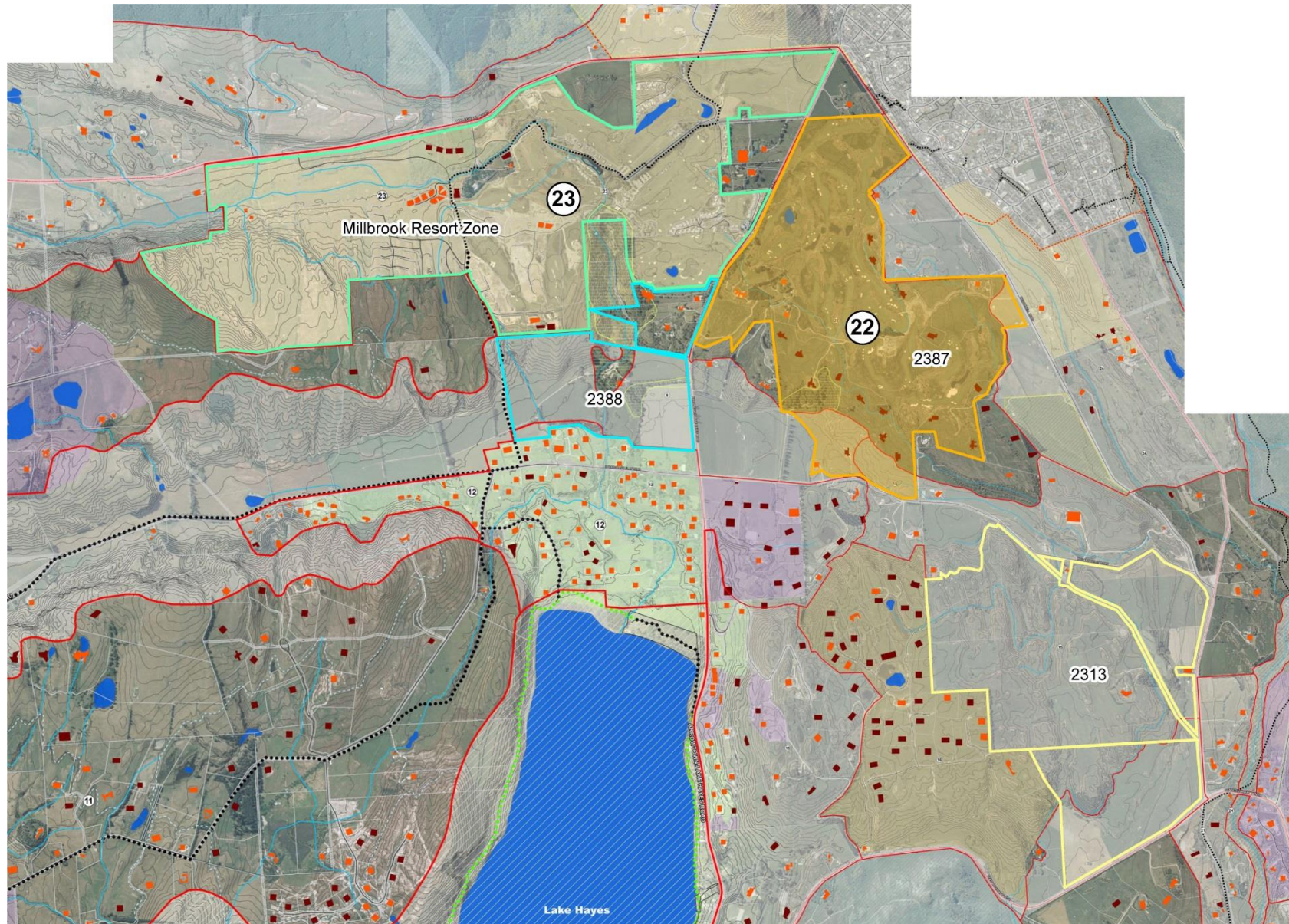



Figure 2: PDP Millbrook Resort Zone shown in green outline. Waterfall Park Developments / Ayrburn Farm submission area shown in light blue outline. Hogans Gully Farm submission area shown in yellow outline. Trojan Helmet submission area shown in orange outline. (Refer to my evidence in chief at **Annexure 5** for mapping legend.)

2.16 On balancing these considerations, and despite the more detailed analysis provided in the BML Report I remain of the opinion set out in Section 55 of my Evidence in Chief:

- (a) that the density and character of such a development is a significant departure from the more traditional rural residential development character within the Basin, and the very carefully considered (and visually discreet) consented development on the property;
- (b) 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; and
- (c) such an outcome would significantly undermine the WB Chapter strategy of 'nodes' of rural residential development interspersed with more open and undeveloped 'rural' areas that is intended to assist with the management of cumulative adverse landscape and visual amenity effects in the context of an Amenity Landscape setting.



Bridget Mary Gilbert

6 June 2018