

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** Plan Change 50 (Queenstown Town Centre Zone  
Extension) to the Queenstown Lakes District Plan

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**STATEMENT OF EVIDENCE OF MARION READ**

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# 1 Executive Summary

- 1.1 This evidence is based on my examination of the application, in particular the Assessment of Environmental Effects; the proposed plan provisions; the Populous Fearonhay Urban Design Framework including photomontages; and the Clinton Bird Urban Design Peer Review. I have undertaken two site visits and also rely on my knowledge of the site gained from my years of working and living in Queenstown.
- 1.2 My evidence confirms that while the proposed plan change will have effects on the character of the landscape and the visual amenity of the vicinity these effects will be small. The natural landscapes of the lake and of Ben Lomond and Bowen Peak will continue to dominate.
- 1.3 Development within the plan change area to the extent that it will allow, will result in a coarsening of the urban fabric but the degree to which this would occur over and above that which could occur under the existing High Density Residential zoning is small. It will increase the contrast between the township and its natural context and this is likely, in my opinion, to increase the appreciation of the overall setting of the township. Views of the township will retain their picturesque quality.
- 1.4 Two particular aspects of the proposed plan change which raise concerns are the interface between the plan change area and Thompson Street, and the interface between the plan change area and the Queenstown Cemetery.
- 1.5 With regard to Thompson Street, because of a combination of topography and the configuration of the intersection between Thompson Street and Brunswick Street, road level is visible in views from the south. As an active interface with the new Man Street extension to the north is required by the structure plan this raises the concern that the rear of buildings could be visible and prominent in these views. The plan provisions are adequate, however, to ensure that, in combination with views to the lake, service entrances and other back-of-house activities are not allowed to dominate either the streetscape or the view.
- 1.6 With regard to the Queenstown Cemetery, it is my view that construction to the proposed height limit on the boundary of the Cemetery would have an adverse effect on views out of the Cemetery and would divorce it from its landscape connections. I have recommended that a setback be imposed in order to avoid this and to allow for the future relocation of Cemetery Road. I note that Mr Bryce has proposed amendments to the policies and rules to ensure that buildings must address and relate to the Cemetery as a heritage feature and I support these amendments. I consider that these amendments in combination with a setback would be ideal.
- 1.7 I consider private locations in Man Street and Glasgow Street to be slightly affected by the proposed plan change and its impacts on their visual amenity. I consider that the proposed setback and recession plane in Glasgow Street would minimise this impact in that location. In Man Street, I also consider important the retention of the protected cedars to the north of the James Clouston Reserve for the visual amenity of residents and for the wider visual amenity also.
- 1.8 The protected trees within the plan change area are important for providing a connection to the past development of Queenstown. In addition they will provide a sense of scale and an immediate context to new buildings, and will provide a visual connection with the mountainside behind the site. I consider that they should remain protected, and support the amendments to the objectives and policies promoted by Heritage New Zealand. I

understand, however, that these changes would have District wide implications and would, consequently, be more appropriately carried out via the District plan review. I also consider that the locations of the protected trees should be accurately mapped and the root protection zones necessary for their healthy continuation determined and mapped by a qualified arborist before development takes place.

- 1.9 The area at the junction of Man and Thompson Streets is indicated on the structure plan as reserve land. I consider that it is important to ensure that the development and use of this area contributes to the visual amenity of the area and complies with the spirit of the rules applying to reserves. As a consequence I consider that the proposed height limit of 4.5m for buildings within the area is appropriate.

## 2 Introduction

- 2.1 My name is Marion Read.
- 2.2 I hold the qualifications of Doctor of Philosophy in Landscape Architecture from Lincoln University, Bachelor of Landscape Architecture with Honours also from Lincoln University; Masters of Resource and Environmental Planning with Honours from Massey University; and a Bachelor of Arts from Otago University. In addition I have a Certificate of Proficiency in Landscape Revegetation from Massey University. I am a graduate member of the New Zealand Institute of Landscape Architects (NZILA) and of the New Zealand Planning Institute. I hold a Bronze Award from the NZILA for research. I attach, as Appendix 1, a list of my publications to date.
- 2.3 I completed my undergraduate studies in Landscape Architecture in 1998. From then until 2005 I was employed part time by Lincoln University in various capacities including teaching within the landscape architecture, and related programmes, during which time I completed my PhD. From December 2005 until July 2013 I was employed by Lakes Environmental Limited (initially by its predecessor Civic Corporation Limited), a Council Controlled Organisation contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council (QLDC). I was Principal Landscape Architect there from 2007 until I left in July 2013. I am now the principal of my own consultancy, Read Landscapes.
- 2.4 My responsibilities at Lakes Environmental entailed the management of a team of Landscape Architects who undertook landscape assessments in relation to resource consent applications and proposed plan changes, and reported on other landscape related issues confronting Council, as I did myself. In this capacity I have appeared frequently as a witness at Council Hearings and from time to time in the Environment Court. Of particular relevance to this matter has been my involvement in the following plan changes on behalf of QLDC:
- (a) **Plan Change 19** – Frankton Flats (Environment Court)
  - (b) **Plan Change 36** – Wanaka Industrial Zone Extension (Environment Court)
  - (c) **Plan Change 39** – Arrowtown South (Environment Court)
  - (d) **Plan Change 41** – Shotover Country
  - (e) **Plan Change 44** – Henley Downs
  - (f) **Plan Change 45** – North Lake.

- 2.5 In addition I supervised Ms Helen Mellsop in her work on the Queenstown Height Limits Study undertaken in 2009 and which has been included as an appendix to the plan change proposal.
- 2.6 I became involved in the current matter in early September 2014. I was enlisted to provide a landscape and visual assessment to complement and supplement the assessments undertaken by the urban designers. I have undertaken two site visits to assess the effects of the proposed plan change. In addition to this I have relied on the photomontages provided by Poplulous Fearonhay and my knowledge of the site gained over my years of working and living in Queenstown in order to undertake my assessment.
- 2.7 I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Consolidated Practice Note and have complied with it in preparing this evidence. I also agree to follow the Code when presenting evidence to the Council. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

### **3 Scope of evidence**

- 3.1 My evidence describes the site and identifies the important aspects of the character and visual amenity of the landscape in which the plan change area is located. It identifies the effects of the proposed plan change on the landscape character of the vicinity and on the visual amenity of public and private views. It responds to submissions which raise specific issues to do with landscape quality and amenity.

### **4 The plan change**

- 4.1 The plan change has been described in detail by Mr Speedy of the Queenstown Lakes District Council.

### **5 The site**

- 5.1 The plan change area is located on a lake terrace elevated above the current lake level, and dropping in elevation to the north east. The terrace drops steeply to the current lake level and is backed by cliffs and a steep slope which extents up to form the lower slopes of Bowen Peak and the backdrop to Queenstown township in views from the east. The western portion of the plan change area is located on a spur which extends from the mountainside and penetrates the lake terrace.
- 5.2 Built development extends over the terrace down to the Lake edge. The lake margins and the terrace escarpment are the location of larger buildings, mainly commercial developments although some single family homes remain. The existing development on the more northern terrace surface is relatively small scale with buildings, mainly older family homes, open space and trees interspersed within a traditional grid pattern of streets, and this provides a fine grain to this part of the landscape.
- 5.3 The Lakeview camping ground occupies a significant portion of the more southern historic lake terrace surface. It comprises large areas of open space (for camping and for campervans); a fringe of tiny cottages; and a scattering of large conifers and other mature

trees which dominate, particularly the lakeward fringes, of the area. A number of these trees are protected by the District Plan.

- 5.4 Overall the townscape in the plan change area includes a variety of architectural forms and colours. It exhibits an irregular spatial distribution of buildings, trees and open spaces. Many of the existing buildings are older homes. It has a largely domestic character at present.
- 5.5 Ben Lomond, Bowen Peak and Queenstown Hill together provide a mountainous context to Queenstown township. While all of these mountains are clad, in the main, by wilding exotic conifer forest, most viewers would see this as providing a natural context to the township. Queenstown Bay, while modified in the vicinity of Steamer Wharf and being the location of other jetties and moorings, provides a further natural context to the township. The lake surface and its margins (outside of Queenstown Bay) is generally accepted to be a part of the Outstanding Natural Landscape (District Wide) as defined by the District Plan. Ben Lomond and Bowen Peak are generally accepted to be a part of the Outstanding Natural Landscape (Wakatipu Basin) as defined by the District Plan.

## 6 Key findings

### Landscape Character Effects

- 6.1 The significant features of the landscape in the vicinity of the proposed plan change area can be summarised as currently being a fine-grained urban form maintained within the historical grid pattern and located over contemporary and historic beach terraces and with an essentially domestic character. This townscape forms the mid-ground between the natural landscapes of the lake and the mountains. Both of these natural landscape areas include but are not dominated by structures: jetties and similar structures around parts of the lake margin, and the Skyline and gondola on the mountainside. They retain, overall, a predominantly natural character.
- 6.2 I consider that the landscape character of the proposed plan change area and its context is vulnerable to change from the modification of the shoreline; the cluttering of the lake surface with structures; the alteration of the urban form; and the proliferation of roads, tracks and structures on the mountain slopes.
- 6.3 It is to be noted that the entirety of the plan change area is currently zoned for high density residential development. If this development were to take place then it would significantly diminish the fine grain of the urban areas of the landscape, increasing the scale of built form and replacing the domestic character with a more commercial one. This is demonstrated in the Populous Fearonhay photo montage attached to this evidence as Appendix 2 which illustrates the potential bulk that could result from this plan change and the height of development already allowed by the current rules of the District Plan.
- 6.4 The proposed plan change will allow for a building coverage of 80% in the Lakeview subzone and 70% in the Isle Street subzone. Comparing this with the current allowable site coverage of 65% means that there is a proposed, but not a great, increase in the permissible site coverage. This increase in site coverage will allow for considerably larger buildings than are currently to be found within the plan change area, but not very much larger in terms of footprint, than those allowed for under the current rules. The construction of larger buildings will result in a diminishment of the amount of green space within the Isle Street subzone which is now formed by many private gardens, but not beyond that which the

District Plan already anticipates. Reserve areas are proposed within the Lake View subzone, and those on the south eastern side of the area will assist in balancing the increase in built form within that area to a degree. These reserves encompass most of the protected trees within the plan change site.

- 6.5 The proposed plan change will allow for increases in the maximum height for buildings to 12m, with varying heights proposed in the Lakeview subzone of between 4.5m and 26m. At 12m the proposal complies with the Queenstown Height Study recommendation that the increase in building height within the area now proposed for the plan change be limited to one story higher than those most proximate and I agree with this position. This will ensure that built form within the plan change area will not dominate or overshadow (both literally and figuratively) the neighbouring areas. It will also help to ensure that the underlying topography remains expressed through the built form. The Height Study also noted that what is now described as the Lakeview subzone had the capacity to absorb further height up to seven stories but that this should be located to the rear of that site, and I also agree with this position. The proposed plan change reflects this, allowing the tallest potential buildings to the north of the terrace adjacent to an area of cliffs where they will have a natural backdrop which will dwarf even seven story buildings.
- 6.6 The increase in the size and scale of buildings and the subsequent loss of open space will result in the loss of a sense of a domestic scale to the built form of the vicinity. These changes will result in a coarsening of the grain of the township, in particular within the Isle Street subzone. This will result in an alteration to the existing character of the township. It is the case, however, that development within this area which fully exploited the existing development potential of the existing zoning would create a similar effect.
- 6.7 The subsequent increase in the coarseness of the grain of the built form in the plan change area will increase the contrast between the township and its natural context in terms of both the lake and its margins and the Ben Lomond Scenic Reserve. While this could be interpreted as a loss of small town charm, by the same token, the increase in contrast could heighten the appreciation, and value, of the natural context of the township.
- 6.8 I note that the proposed plan change will not allow the alteration of the character of the lake or lakeside areas, or that of the face of Ben Lomond and Bowen Peak. Consequently it is the case that the overall change in landscape character brought about through the proposed plan change within the wider landscape area will be small.

### **Visual effects**

- 6.9 Populous Fearonhay have identified a range of representative viewpoints from the Gorge, Queenstown Hill, Kelvin Heights, and the Botanic Gardens peninsula. These are all public locations from which both residents and visitors are likely to view the site. I have used these as locations from which to assess generalised visual effects. I have also considered views from the Queenstown Cemetery, Glasgow Street and the Botanic Gardens. In addition I have considered private views from dwellings on the periphery of the plan change area.
- 6.10 In views from the north west, from Gorge Road, the majority of the Plan Change Area will be seen over existing development and the Queenstown Recreation Ground. The predominant features of this view are the flank of Bowen Peak and Cecil and Walter Peaks more distantly. Development within the plan change area would form a small, even insignificant, portion of this view which will remain focused on these mountains. I do not consider that the alterations to this view which would result from the proposed plan change would adversely affect its visual amenity.

- 6.11 In views from Queenstown Hill the primary components are the lake, Ben Lomond and Bowen Peak, with Cecil and Walter Peaks forming the backdrop. This view exhibits the classic features of the picturesque<sup>1</sup>, the dominant landscape aesthetic in this country, and some of the features of landscape shown to be components of the most favoured views by Swaffield and Fairweather<sup>2</sup>. From the presence of these features I make the presumption that this view, and those similar, is likely to be highly valued.
- 6.12 As noted above, development in the plan change area will coarsen the fabric of that part of the township, altering the character from small scale, residential to comparatively large scale commercial. This will have the visual effect of changing the rather haphazard, colourful appearance of much of the area into a more structured one, with less intervening green space. This will diminish the contribution of this area to the picturesque quality of this view. The extent of this effect on the overarching quality of the broader picturesque landscape view will, however, be small, and I consider that the high visual amenity of this view will be maintained.
- 6.13 Development within the plan change area, particularly within the Lake View subzone, would be visible from some locations along the Kelvin Peninsula. These available views are distant and such development will not have any effect on the overall quality of views to Bowen Peak and Ben Lomond. I consider that the proposed plan change would have no perceptible effect on the visual amenity of these views.
- 6.14 It is in views from the Queenstown foreshore and the Botanic Gardens that the greatest alteration to the view and view quality will occur. The current view has a number of significant components. The first is the lake and its margin. On the north western side of the bay this incorporates jetties and boats and the Steamer Wharf building. To their west St Omer Park provides a more natural edge to the lake. Behind the lake margin is located a scattering of larger buildings located on the current lake terrace and the escarpment behind including the shops in Shotover and Beach Streets, the Crown Plaza, Outrigger, Peppers, Rydges and St Moritz Hotels. Between and behind these buildings are located many smaller buildings, often older single family homes, many being used as business premises, and some of the cabins located in the Lake View camping ground. These smaller buildings are interspersed with small trees which soften their appearance and contribute to the fine grain of this part of the existing view. This fine grained development, where it is located on the lake terrace, provides a sense of depth between the edge of the escarpment and the mountains behind. This contributes to the picturesque qualities of these views. The other major component of these views is Ben Lomond, Bowen Peak and the Skyline which form the back drop.
- 6.15 Development occurring to the limits proposed in the Plan Change will diminish the fine grain and quaint appearance of the urban component of these views. The degree of the alteration beyond that anticipated by the High Density Residential zoning would not be significant, however, and it will not significantly reduce the picturesque quality of the overall views. The lake and its foreshore will not alter. Neither will Ben Lomond or Bowen Peak, save that a very small sliver of the latter will no longer be visible in these views. There will be some loss of the sense of depth currently gained in these views and with it some loss of the

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<sup>1</sup> For a discussion of the features of this aesthetic and its role in landscape planning in New Zealand see Read, M. (2009). Planning and the Picturesque: A Case Study of the Dunedin District Plan and its Application to the Management of the Landscape of the Otago Peninsula, in: Olwig, K R and Mitchell, D (eds). *Justice, Power and the Political Landscape* (Routledge: Oxford).

<sup>2</sup> Fairweather, J. R., & Swaffield, S. R. (2001). Visitor experiences of Kaikoura, New Zealand: an interpretive study using photographs of landscapes and Q method. *Tourism Management*, 22, 219 - 228.

relationship between the built form and the topography, but this relationship will remain legible across the face of the mountain.

- 6.16 The view across the lake to the Thompson Street portion of the Lakeview subzone is open, owing to the configuration of the Brunswick Street / Thompson Street intersection. This potentially allows for the full height of the southern facades of buildings within the plan change area (the Lakeview subzone) to be visible in these views. The proposed plan change provisions allow for buildings to be built right up to the margin of Thompson Street but require that they comply with a recession plane of 45° from 4.5m above that margin. Buildings in this location will be a controlled activity with control reserved (among other things) over the contribution to the quality of streetscape and a requirement that they provide visual interest, avoid blank walls visible from public locations, and do not allow parking to dominate the streetscape. In addition, as the predominant view is to the lake this is also likely to mean that windows, terraces, outdoor seating and similar will also face onto Thompson Street. I consider that this should be adequate to ensure that buildings along Thompson Street not be constructed so as to present their rear to the street and have an adverse effect on these views. In addition the reallocation of the area at the intersection of Thompson and Man Streets, containing some of the protected trees located within the plan change area, as reserve land provides a promise of some open space to soften and counterbalance the built form in these views.
- 6.17 The Cemetery at the top of Brecon Street is an important public space. Currently views from the cemetery, while partially obscured by trees within Brecon Street, the Lakeview camping ground and the James Clouston Reserve, are possible to Remarkables, Cecil Peak, Queenstown Hill and Coronet Peak. Views to the Remarkables would be partially obscured from parts of the Cemetery by development to 12m within the Isle Street subzone and a significant proportion of Cecil Peak would be lost from views from the more central and southern areas of the Cemetery. Views to Queenstown Hill and Coronet Peak would not be affected. Views to the Remarkables from the more northern portion of the Cemetery would be adversely affected by development to 12m on the southern boundary of the Cemetery.
- 6.18 Currently the Cemetery Road reserve runs along approximately 50% of the south western margin of the Cemetery. This offers some protection to the views out of the Cemetery in its vicinity and would prevent a sense of dominance caused by 12m buildings on the boundary. It has been proposed that Cemetery Road should be realigned so as to continue along the Cemetery boundary to Brecon Street. I support this suggestion as a means of limiting the effect of development on the views from the Cemetery.

#### **Visual assessment – private locations**

- 6.19 Dwellings in Man Street between Thompson Street and Hay Street currently have a view to the north of the James Clouston Reserve backed by cottages within the camping ground. The flank of Bowen Peak itself is largely obscured from view by the large trees in the reserve and just to the north of its boundary, and by the intervening topography. A total of four of these trees, cedars, currently located within the area proposed to become the Lakeview subzone, are protected features in the terms of the District Plan. The cottages provide the view with a quaint quality. It is proposed to allow for the construction of buildings up to 12m in height on the northern side of this reserve. These buildings are required by the structure plan to present an active frontage to this reserve. This will alter the views from these dwellings in Man Street. While the intervening trees will soften the views of these buildings across the reserve, the presence of three storied buildings on the far side of the reserve will alter the character of these views from quaint and small town to urban. It is to



be noted that these single family dwellings in Man St are themselves located within the High Density Residential Zone and so their replacement is likely. Most significantly these dwellings gain their primary view to the south east over the lake and this will remain unchanged. Consequently I consider that while these views are adversely affected, the extent of this adverse effect is small.

- 6.20 I note that Mr Bird has commented that the protected status should be removed from the group of cedars adjacent to the western boundary of the James Clouston Reserve to facilitate the required active frontage of buildings in this location. I am opposed to this as, while I concede that the location of the trees does complicate the future development of the site, I consider their potential contribution to the overall character and visual amenity of the future development to be important, both in close views from Man Street and in wider views from other parts of Queenstown.
- 6.21 Dwellings on the western side of Glasgow Street currently have views to the east and the south which encompass cottages to the east of the street (on the 'Lynch block') and extend above and between them to the Kelvin Peninsula, Botanic Gardens Peninsula, the Remarkables and the lake. It is my opinion that these views are likely to be considered important by the residents of these dwellings. Development according to the High Density Residential zoning which currently applies would obscure some of the Remarkables and most, if not all, of the Botanic Gardens Peninsula and Kelvin Peninsula from view. Views to the lake would remain. The proposed plan change imposes a minimum setback of 4.5m along the Glasgow Street frontage of the plan change area, as is the case with the current zoning, and a maximum building height of 12m with a 25<sup>0</sup> recession plane from 2.5m above the Glasgow Street boundary. My understanding of this requirement is that the 12m height limit would not be attainable until some 20.5m from the road boundary. As a result of this it is my opinion that structures built to the full capacity of the proposed zone in this location will further obscure views of the Remarkables and Queenstown Hill from the existing dwellings in Glasgow Street but that the extent of this loss would be small. Views to the lake would remain unaffected.

## 7 Submissions

- 7.1 A number of submissions (numbers 1, 22, 40, 44, 45, 48, and 49) have made generalised comments regarding perceived adverse effects on landscape quality or scenery. I consider that my evidence above adequately addresses these concerns. I will restrict my responses to issues not otherwise addressed.

### **Submission 10: Brecon Street Partnership**

- 7.2 Brecon Street Partnership Limited own the site located at 34 Brecon Street, immediately adjacent to the Queenstown Cemetery. There are two aspects to this submission which have relevance to the landscape effects of the proposed plan change. These are:
- (a) the request for an increase in the potential height limit for the site to 24m
  - (b) the request for provision of a 17m setback from the Cemetery to allow for the realignment of Cemetery Road
- 7.3 I am opposed to the request for further height to be provided for this site. While I consider that it is important that future development in Brecon Street should be substantial enough

and of sufficient quality to catch the eye and attract a viewer from Shotover Street, I consider that buildings of 24m in height would be excessively dominant both over the Cemetery and in the wider context of urban development at the foot of Bowen Peak. Appendix 3 attached is a composite photograph taken from the intersection of Shotover Street and Brecon Street. The large tree just left of center at the top of the steps is the protected Sequoia at the intersection of Isle and Brecon Streets and the large trees to its left are the eucalypts which are in the road reserve to the north east of 34 Brecon Street. Their locations can be seen in the aerial attached as Appendix 4. While a building of 26m height on 34 Brecon Street would be partially screened in this view by the tree in the immediate foreground, it would be approximately as tall as the eucalypts. (For reference, the Brecon Street Steps ascend approximately 11.25m vertically, and the façade of the Sofitel Hotel to the right is approximately 16m over four floors). I consider that a building of this height in this location would be highly prominent. It would appear almost a third as high, in this perspective, as the Skyline, and would significantly detract from the visual amenity of the mountain slope behind it.

- 7.4 The effect of a building of 24m in height on views from the Cemetery would be significant. Attached as Appendix 5 is a panorama taken from within the Cemetery immediately adjacent to an information panel and with the approximate location of the boundaries of the adjacent site indicated in red. It can be seen from this image that a 24m high building on the 34 Brecon St site would obscure a significant part of views of the Remarkables, although some view to the Remarkables would remain. From the more central parts of the cemetery they would be completely obscured.
- 7.5 I have read Mr Bryce's recommendations with regard to the Cemetery presented in his S42a report. I consider that his proposed amendments to Policy 3.2 and to Rule 10.6.3.2 (vi) would assist in ensuring that built form would not dominate the cemetery. With regard to his discussion of a 45° recession plane from 8m above the common boundary, this would push the 12m height limit back by 4m which would further reduce the potential for built form to obscure views and dominate the Cemetery by a small degree. I continue to consider that the establishment of a setback along the southern boundary of the Cemetery at 34 Brecon Street, as discussed in my evidence above, to allow for the future continuation of the Cemetery Road corridor in this location, particularly in conjunction with the amended policy and rules, to be the best option.

#### **Submission 21: Heritage New Zealand**

- 7.6 Two aspects of the Heritage New Zealand submission have relevance to the landscape effects of the proposed plan change. These are:
- (a) recognition of the importance of the connections between the Cemetery and its surroundings including a request for further height restrictions and guidelines
  - (b) increased recognition and protection of the heritage trees within the plan change area.
- 7.7 I have addressed landscape issues regarding the cemetery above.
- 7.8 The protected, and other large trees, within the plan change area provide a direct connection to the past development of Queenstown and, indeed, the European colonisation of New Zealand more generally. These trees are of substantial size and will provide an immediate sense of scale and context for new buildings. They will also soften the built form and provide a visual connection to the mountainsides behind. I consider that the

amendments to the objectives and policies proposed by Heritage New Zealand would be appropriate and would assist in ensuring the ongoing protection of these trees. I do note, however, that these changes to these provisions would have district wide implications and that consequently their consideration would be more appropriate via the District Plan review.

#### **Submission 35: Ngai Tahu Tourism Limited**

- 7.9 This submission seeks a number of changes to the Plan Change which have potential impacts on landscape character and amenity. They relate to the area of land at the intersection of Thompson and Hay Streets and are:
- (a) the relevant rules that apply to this land
  - (b) protected trees
  - (c) building height.
- 7.10 Regarding the rules that apply to the area of land at the intersection of Thompson and Hay Streets, I simply wish to underline the opinion that I have expressed above, that the retention of this area as predominantly open space is important for the visual amenity of viewers looking to the subject site across Queenstown Bay.
- 7.11 The subject site is the location of a number of protected trees, in particular a grove of oaks. The submission requests that the location of these trees and the root protection areas necessary for their ongoing health should be clearly identified. I agree with this suggestion as the redevelopment of the area is likely to create a number of pressures on these trees and the clearer their location and requirements the better able land owners and developers will be to take their needs into consideration.
- 7.12 Ngai Tahu Tourism submit that a height limit of 8m, as it is in other reserves in the town centre, should be applied, rather than the 4.5m proposed. As previously noted, I consider this to be a sensitive site which should contribute some green amenity to the development of the Lakeview site, and thus I am opposed to this submission.

#### **Submission 54: Rebecca Richwhite**

- 7.13 This submission in support of the proposed plan change essentially supports the principle of upwards rather than outwards in terms of future development. That is, that it is more desirable to have well designed multi story buildings rather than to allow sprawl. I agree with this principle and consider that intensified development such as that proposed under this plan change is much less likely to have an adverse effect on landscape quality and character than sprawling development. With regard to Ms Richwhite's examples of Lake Como and Saint Moritz, I would make the point, however, that our vernacular, both in terms of architecture and urban form, is quite different to those of these locations and that development within the plan change area needs to respond to this locale. I consider that this proposed plan change achieves this.

## 8 Conclusion

- 8.1 The proposed plan change will allow for denser and more urban type development within the plan change area than is currently allowed by the District Plan, and significantly denser and more urban type development than currently exists. While this will result in an alteration of the character of the townscape it will have only a small effect on the broader landscape of its vicinity. This will remain dominated by the natural landscapes of the lake and surrounding mountains.
- 8.2 The proposed plan change will result in a coarsening of the urban form within the plan change area which will have a small effect on the contribution of the townscape to picturesque quality of views of Queenstown Bay and Ben Lomond / Bowen Peak. The high visual amenity of the broader public views will be retained, however.
- 8.3 The proposed plan change will result in a slight loss of visual amenity for the residents of Glasgow Street and of Man Street, immediately adjacent to but outside of the plan change area.
- 8.4 The proposed plan change will result in a loss of visual amenity for visitors to the Queenstown Cemetery. This would be reduced by the amendments proposed to the policies and rules by Mr Bryce, and by provision of a 20m setback along the southern boundary of the cemetery potentially allowing for the realignment of Cemetery Road.
- 8.5 The maintenance of the protected trees within the plan change area is important to help maintain the connection with the township's development; to provide a sense of scale to the new buildings; to soften the built form and to provide a visual connection between the plan change area and its mountain backdrop. The mapping of the accurate locations of these trees and their root protection zones should be undertaken prior to development works at the site.
- 8.6 The site at the intersection of Man and Thompson Streets should remain subject to a 4.5 metre height limit. The site is important for the visual amenity of viewers looking across Queenstown Bay and should remain predominantly open space.

Dated 10 November 2014

## **Book Chapters**

Read, M. 'Planning and the Picturesque: A Case Study of the Dunedin District Plan and its Application to the Management of Landscape'. Chapter 5 in Olwig, K. R. and Mitchell, D. (eds) *Justice, Power and the Political Landscape*. Routledge: Oxford. (2009)

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## **Reports**

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Lesley Hunt, Chris Rosin, Carmen McLeod, Marion Read, John Fairweather and Hugh Campbell. ARGOS Report 05/01. 'Understanding Approaches to Kiwifruit Production in New Zealand : Report on First Qualitative Interviews of ARGOS Kiwifruit Participants'. June 2005.

## **Conference Papers**

2013 International Federation of Landscape Architects Conference, Auckland.  
'Landscape Boundaries: An examination of the practice of landscape assessment in twenty first century Aotearoa/New Zealand'.

2003 Sociological Association of Aotearoa / New Zealand Conference, Auckland.  
'The meaning of gorse: the sociocultural construction of weeds'.

2001 Australasian ICOMOS Conference, Adelaide University, Adelaide.  
'People, Property, Planning and the Picturesque: A critique of recent planning practices in a heritage landscape'.

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## **Appendix 1**



## Appendix 2

0.01

*Perspective 6:  
Indicative View Conforming to  
Height Limit Plan  
With Existing Height Limits*

*Queenstown Lakeview Development  
Urban Design Framework  
September 2014*

**POPULOUS**

fearonhay





Stitched view from the intersection of Brecon Street and Shotover Street. Photos taken by M Read on 22<sup>nd</sup> October 2014 with a digital SLR using a 35mm lens.

## Appendix 3





Aerial photograph taken from Council's GIS indicating the location from which the panorama up Brecon Street (Appendix 3) was taken, and the locations of significant features.

## Appendix 4





Stitched panorama of the view from the northern central portion of the Cemetery. The red lines indicate the approximate location of the boundary of the Cemetery and 34 Brecon Street. (The tree stumps are the remains of trees which were located on the boundary.) Photos taken by M Read on 22<sup>nd</sup> October 2014 with a digital SLR using a 35mm lens.





Aerial photograph from Council's GIS indicating the location from which the photographs in Appendix 5 were taken.