

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 09
Resort Zones

SUMMARY STATEMENT OF EVIDENCE OF YVONNE PFLUGER FOR

Jack's Point Residential No.2 Ltd, Jack's Point Village Holdings Ltd, Jack's Point Developments Limited, Jack's Point Land Limited, Jack's Point Land No. 2 Limited, Jack's Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jack's Point Residents and Owners Association (#765, and #1277)

Dated 15 February 2017

Solicitors

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**anderson
lloyd.**

SUMMARY OF EVIDENCE

- 1 My name is Yvonne Pflüger. I am a qualified landscape architect with over 13 years of experience and good knowledge of the Queenstown landscape in general and the Jacks Point area specifically. I also provided landscape evidence on behalf of Darby Partners on PC44 in 2015.
- 2 I prepared a joint witness statement with Dr Read on 14/02/2017, which I will refer to in this summary. The key features of the amended Jacks Point structure plan and provisions for the JPZ that are covered in my evidence can be summarised as follows:
- 3 **Notified residential areas R(HD-SH) 1 and 2:** Addition of new areas of residential development near SH6 to provide opportunities for low density living opportunities with appropriate mitigation of visual impacts from SH 6 (2 – 22 dwellings per hectare); The visual effects of the proposed development areas from the highway will be effectively managed through screening in the form of mitigation planting and mounding, so that they will not be readily visible. The design outcomes will be similar to the existing Jacks Point areas close to the highway, which form part of the existing environment. Proposed new Rule 41.1.1 will ensure an appropriate design quality and implementation of the screening.
- 4 **Notified residential areas (R-HD) –F and G:** In Areas R(HD) F and G, the proposal has been modified in response to the recommendations in Dr Read's landscape evidence. We have subsequently reached agreement on these Areas based on our joint on-site findings as outlined in our witness statement. Area R(HD) F has been split into two sub-areas. Within the sub-areas it is proposed to provide for higher density residential areas within R(HD)-Fa, similar to R(HD)-D and a lower density development within area R(HD)- Fb with much larger lot sizes (2/ha). This approach takes into account that the lower flat slopes within R(HD)-Fa are perceived as part of the adjacent residential area within Hanley Downs, whereas the topography is more complex within R(HD)- Fb and existing native vegetation needs to be considered. Further refinements were undertaken in R(HD)-Fb since the preparation of my evidence and they are covered in the joint witness statement. Within area R(HD)-G lower densities are proposed throughout the whole area (2/ha). It is intended to set houses sensitively amongst the complex topography and gullies with a similar approach for G and Fb where building platforms are identified at time of subdivision.
- 5 **22 Preserve Homesites (instead of the notified Farm Preserve Areas FP-1 and FP-2):** Identification of homesites in specifically selected areas to provide rural living on the eastern Tablelands and management of open space around Peninsula Hill; In the former FP-1 Activity Area 20 Homesites will be located

within the Open Space Golf (OSG) area. The proposed density is similar to the existing Tableland Homesites and allows individual location of buildings on suitable building sites. Conservation benefits can be realised through native revegetation. I consider all proposed homesites appropriate, apart from HS 46, 51, 52 and 53 where alternative locations were agreed with Dr Read. Within the former FP-2 Activity Area only two Preserve Homesites would be located surrounded by large areas of Open Space Landscape (OSL) with farming activities. The proposed Preserve Homesites 57 and 58 are located in folds of the rising slopes of Peninsula Hill in pockets of enclosed hummock terrain that could absorb development. All building development outside the home sites and the Peninsula Hill Landscape Protection Area is a discretionary activity (unrestricted). Within the PHLPA all building development is a non-complying activity. In my view, this high level of protection in combination with a high degree of certainty regarding potential building locations is an appropriate landscape outcome for Peninsula Hill and wider landscape.

- 6 **Residential Activity Area R(HD-SH)-3:** Instead of the notified Education Innovation Campus an Activity Area is now proposed that allows for residential use. The effectiveness of screening of views from the highway will be ensured through a proposed new Rule (41.1.1). The currently proposed scale of built form within the residential area will be less than originally proposed within the EIC in terms of height and site coverage. I concur with Dr Read that development of this area in accordance with the proposed regime would not have any more significant effects on the landscape or visual amenity than the EIC, and would possibly have lesser effects.
- 7 **Jacks Point Village Activity Area:** The deletion of the notified Education Precinct Area and incorporation of that area and surrounds into the Jacks Point Village Activity Area would, in my view, lead to low effects in terms of landscape character and amenity in the context of the existing village and future construction of the mixed use/ visitor accommodation areas. I consider that the nature of effect is likely to be perceived as neutral, rather than adverse by the surrounding community. I understand the Village could also include educational uses. The visibility of the area is limited to the dwellings along the west-facing escarpment edges of the southern part of the existing Jacks Point residential area. Views from a short stretch of SH6 at long distances would be inconsequential, in my opinion. It has to be taken into account that Jacks Point is undergoing a transformational change through the establishment of the village core, which this area would be a logical extension to.
- 8 **Hanley Downs Woolshed Road Access:** An additional access road along the existing Woolshed Road will ensure that the residential amenity within Jacks Point and southern Hanley Downs will not be affected from through traffic. The

visual effects from this additional entrance off SH6 will be localised and, in my view, not adverse.

- 9 **Conclusion:** In my view, the proposed design and opportunities for council control will ensure that adverse visual amenity effects can be avoided on neighbouring properties, submitters, owners/ occupants of Jacks Point properties and users of SH6 and Lake Wakatipu.

Yvonne Pflüger



Photograph 14: Photograph taken within Area (R-HD) –Fb. The photo viewpoint and mature poplars in the centre of the image demarcate the southern extent of the Peninsula Hill ONL as identified in the Plan. To take the landform into account more accurately the ONL boundary should follow the base of the slopes visible on the left side of the image (red dashed line). This would be aligned with the northern boundary of Area (R-HD) –Fb, as described in the joint witness statement.

Figure 8: Photograph 14