

**Summary of Evidence Hearing Stream 02 – Richard Tyler**  
**Darby Planning LP (#608) et al**

- 1.1 My name is Richard Malcolm Tyler. I hold the position of Landscape Architect and Design Manager with Darby Partners Limited based in Queenstown. My expertise includes landscape architecture, urban design and masterplanning. DPL provides management and consultancy services to various entities covered by the submitters.
- 1.2 The PDP currently focuses heavily on farming and productive value which does not reflect the rural living element that is predominant already in the District. From my experience in master planning, rural living developments can be undertaken in such a way that will continue to protect rural and rural living character.
- 1.3 Land based masterplanning can lead to many positive environmental benefits which should be promoted in the PDP through the Objectives and Policies. The submitters' land includes areas which have the potential for a range of opportunities including environmental restoration, ecological enhancement, tourism, recreation and living.
- 1.4 Darby Partners has a long standing history of delivering well considered land based projects from conception to delivery through a landscape planning methodology. This master planning approach depends on the PDP not being overly restrictive towards development opportunities, subject to appropriate environmental protections.

**2. Rural Character**

- 2.1 The character of the Wakatipu Basin is not restricted to farming. The area is developing over time with an overlay including human settlement patterns.
- 2.2 In the Rural Lifestyle Zone, allowing an average density of one residential unit per 1Ha would allow efficiencies in design and optimisation of land use, while retaining the open space and rural landscape qualities that the zone intends to retain.
- 2.3 More specifically for the Lake Hayes site this would allow an increase in density to an area that already anticipates residential use. The amount of open space that would be retained would still in my opinion allow a rural living character typified by a predominance of open space over built form.

- 2.4 A 1Ha proposed density average would enable a wider variety of potential masterplanning concepts to be developed based on landform and patterns of established vegetation. For example, it could include a smaller cluster of residential dwellings in appropriate locations with larger shared open space lots (with protective covenants), or alternatively a variety of lifestyle sections at a similar size with their own productive paddocks. This flexibility allows a wider diversity of design opportunity than the current density rule allows.
3. **Commercial Overlay**
- 3.1 For the Amisfield site a proposed Rural Residential zone with a commercial overlay will accommodate existing and potential increased and diversified use of the Bistro. The proposed Rural Residential Zone would link with the existing Rural Residential Zone to the south and the Low Density Residential to the north, and offer a localised living hub supported by the existing Amisfield Bistro while recognising the character of the wider environment.
- 3.2 The ability to extend commercial uses over this land will be an efficient use of the current investment in the site, and an appropriate and highly attractive use of the land. Opportunities for this site could include a cluster of visitor accommodation units set within the vines with pedestrian links to the existing Amisfield Bistro and Lake Hayes, or a series of similar sized lifestyle sections with a private share and management of the existing vineyard.
4. **Ski Area Subzones**
- 4.1 A detailed description of the sites within Ski Area Subzones (SASZs) and the activities undertaken in those areas is detailed in my evidence at para 4.3. Sustainable use and development of these sites in the future depends on provisions in the PDP which are not overly restrictive and which are flexible enough to provide for well-considered master-planned approaches.
- 4.2 Visitor accommodation in the Ski Area Subzone will foster a sustainable alternative to the existing transport / commute model within the ski areas. Promotion of both live-work and live-play scenarios without reliance on vehicle use could prove very attractive. On this basis opportunity exists to enable Visitor Accommodation to support commercial and recreational activity within the ski area subzones.
- 4.3 Proposed amendments to the Visitor Accommodation provisions and the ability to use planning mechanisms such as Management Plans for ecological and landscape protection will provide opportunity for the ski areas to diversify and expand offerings on site while protecting the landscape and ecological values of the high country.