

**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

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

**LANDSCAPE – WAKATIPU BASIN**

**Primary submitters:**  
Spruce Grove Trust (2214)  
Boxer Hill Trust (2386)  
Banco Trustees (2400)

**1 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 addressed the rezoning request outlined in the Spruce Grove Trust submission (2513) relating to land on the south side of Malaghans Road adjacent Millbrook Resort. The purpose of this supplementary evidence is to address the landscape merits of this rezoning request.

## 2. SPRUCE GROVE TRUST (2513)

- 2.1 This submission relates to land within LCU 23 Millbrook on the south side of Malaghans Road that is identified as Wakatipu Basin Rural Amenity Zone (**Amenity Zone**) Zone in the Proposed District Plan Stage 2 – refer **Figure 1** below.

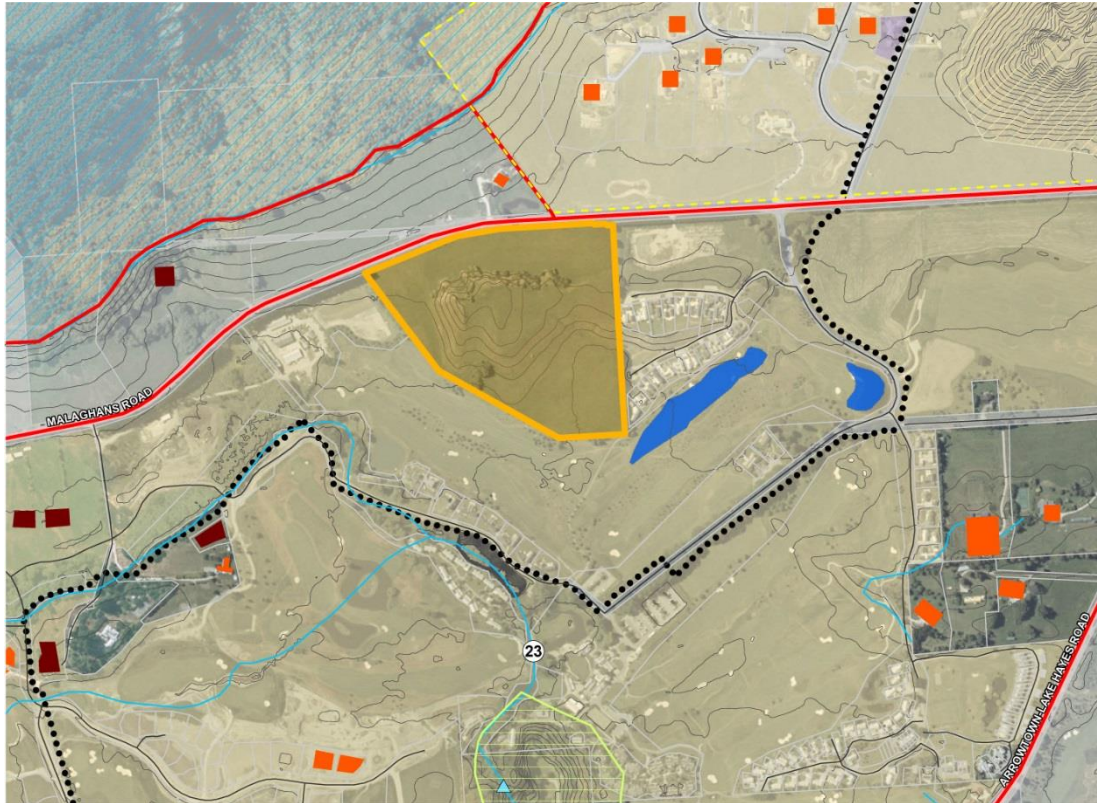


Figure 1: Location of the area to which these submissions apply shown in orange. (Refer **EiC Annexure 5** for mapping legend.)

- 2.1 The submitter seeks the inclusion of their land within the Millbrook Resort Zone (**MRZ**). More specifically, a Golf Course and Open Space activity area is proposed along the Malaghans Road frontage of the land with a Residential activity area (R20) proposed over the balance – refer **Figure 2** below.

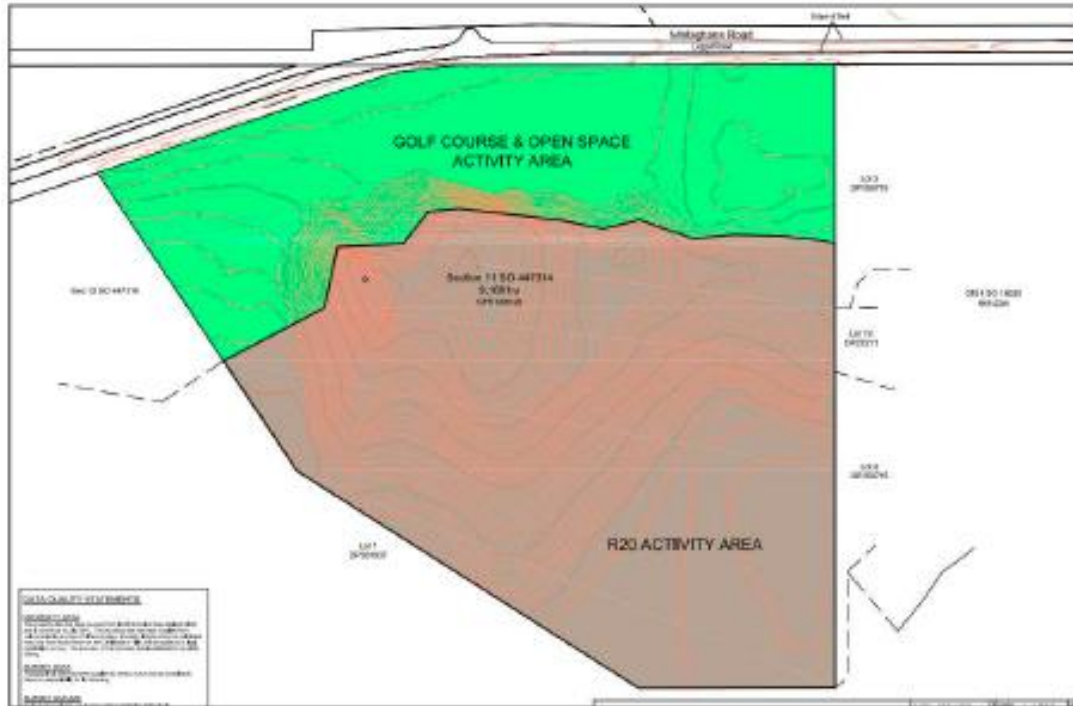


Figure 2: Proposed MRZ on the submitter's land (sourced from submission). Green area corresponds to the submitter's proposed Golf Course and Open Space area. Brown toned area relates to the submitter's proposed Residential activity area (R20). Knoll landform depicted by orange contours.

**2.2** The submitter argues the following in support of their rezoning request:

- (a) the similarity of their land to the surrounding MRZ land (in terms of topography and any other characteristic);
- (b) the visual absorption capability of the land such that integrated urban development on the property will not detract from the landscape and visual amenity values of the Wakatipu Basin (Basin); and,
- (c) the close proximity of four Residential activity areas within MRZ.



Figure 3: Relationship of the submission land to Residential activity areas in Millbrook (sourced from submission).

- 2.3** I note that no landscape evidence is provided in support of this submission.
- 2.4** The land to which this submission relates comprises a relatively small-scale and discrete area that effectively reads as a ‘cut out’ in the resort along its Malaghans Road frontage.
- 2.5** A distinctive and attractive knoll landform extends through the middle of the property serving to screen the southern (or rear) portion from Malaghans Road. The absence of vegetation along the road frontage enables clear views to the knoll from Malaghans Road. The contrasting patterning of a heavily vegetated road frontage to the west (which serves to filter and screen views to Millbrook) serves to heighten the visual importance of the open frontage and knoll as one travels eastwards along Malaghans Road.
- 2.6** The knoll landform also forms a distinctive element in views from Millbrook ‘catchment’ to the west, south and south east of the property. This comprises residential, golf course and walkway/cycleway audiences.

2.7 As the submission explains, a four-lot subdivision has been approved on the property with lots ranging in size from 2,258m<sup>2</sup> to 2,980m<sup>2</sup>. The four building platforms are located on the south side of the knoll. It is my understanding that mitigation planting together with the knoll landform are intended to screen the approved development from Malaghans Road. A series of poor quality graphics showing the general layout of the approved subdivision are reproduced from the Environment Court decision<sup>1</sup> below.

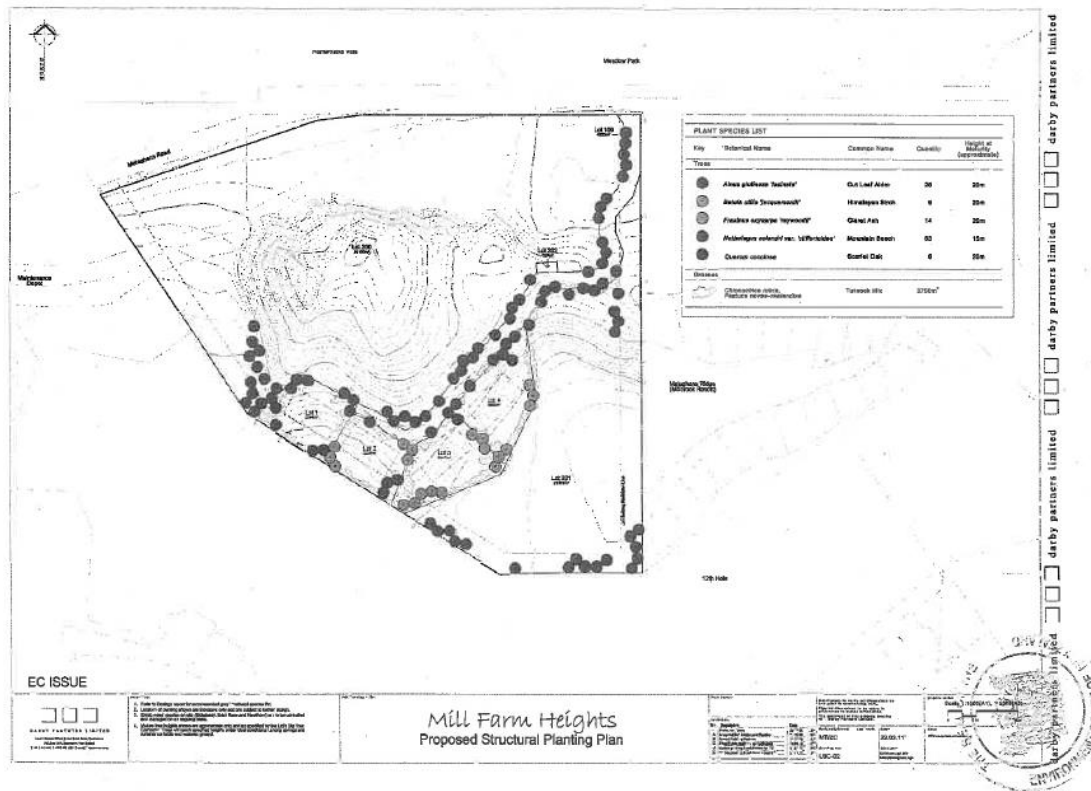



Figure 4: Approved 4 Lot Subdivision Structure Planting Plan (sourced from Environment Court decision).

1 Decision No. [2011] NZEnvC147





- 2.8** In my opinion, the approved (by consent) rural residential development on the southern portion of the submitter's land, together with its visually discreet character, and close proximity and visual connection with the neighbouring residential development at Millbrook, suggests that this part of the property could be developed as MRZ without compromising the landscape character and visual amenity values of the wider Basin.
- 2.9** However, in my opinion, any such 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.
- 2.10** I note that the extent of R20 proposed in the submission anticipates urban residential development over the crest, west and south sides of the knoll landform. I consider that such an outcome would generate significant adverse land and visual effects in relation to the Millbrook catchment extending from the west around to the south east.
- 2.11** I defer to Mr Langman with respect to the planning merits of including this area within the MRZ.
- 2.12** For these reasons, I do not oppose the application of MRZ to the land addressed Spruce Grove Trust submission, subject to its confinement to the flat land on the south side of the knoll landform on the property.



**Bridget Mary Gilbert**

**1 June 2018**