

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act

AND

IN THE MATTER The Queenstown Lakes District Proposed Plan
Topic 13 Queenstown Mapping Group 1B (Queenstown, Frankton and South)

SUMMARY STATEMENT OF LANDSCAPE EVIDENCE OF **PADDY BAXTER** ON BEHALF OF
LAND INFORMATION NEW ZEALAND (SUBMITTER #661)
24TH August 2107



INTRODUCTION

1. My full name is Patrick John Baxter. I am a Director of Baxter Design Group Ltd (BDG), a Queenstown based consultancy specialising in Landscape Architecture, Urban Design, Master-planning, Landscape Planning and Landscape Assessment. I hold the qualifications of Bachelor of Science and Diploma of Landscape Architecture. I am a registered member of the New Zealand Institute of Landscape Architects.
2. This evidence I present today is a summary of my evidence prepared for LINZ in support of the submission by LINZ to the District Plan Review. I shall summarise that evidence and make comment on statement prepared by Dr Read 24th May 2017. I shall refer to my original evidence and attachments during the course of this summary.
3. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's Consolidated Practice Note 2014. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

INVOLVEMENT IN PROJECT

4. I prepared a report in October 2015 as part of the submission to the District Plan. I am familiar with the site.
5. My role in the original submission included a landscape assessment, the recommendation of appropriate sites for housing, access patterns and layout, both walking and vehicular and the formation of controls that best respond to the site and protect and enhance its inherent landscape qualities. 5.
6. **Attachments**

The following Attachments formed part of my original evidence and are attached to this summary for reference:

Attachment A: Site Plan, showing site context and photographic locations.

Attachment B: Structure Plan

Attachment C: Indicative Outline Development Plan

Attachment D: Photo towards the site from State Highway 6 north of the site

Attachment E: Photo towards the site from the south end of Riverside road

Attachment F: Photo towards the site from kindergarten off Robertson Road

Attachment G: An indicative photo model showing site context

7. **In my evidence to the original submission** I discussed the existing landform character, the location of the proposed building platforms, the design controls and the effectiveness of those controls in mitigating effects on the Outstanding Natural Landscape.
8. I have reviewed the statement of Dr Read and still consider that this area of land is located directly adjacent to an ONL, being the Kawarau River. I do acknowledge however that this portion of land is located between an HDR zone, being the Kawarau Falls development and an LDR zone, being the bulk

of the lower parts of Kelvin Peninsular or Deer Park Heights as it is commonly known. To that end I agree with the proposition put forward by Dr Read that, whilst the land is adjacent an ONL, it is flanked by residential zoning and, given its scale cannot be considered to be a Rural Landscape in its own right.

SITE DESCRIPTION

9. The site occupies an area of land approximately 6.69 ha in size (referred to as the 'site' during the course of this evidence). The land is located to the south of the existing Kwarau Falls Bridge, between Kingston Road and Peninsula Road. The land is generally level directly adjacent to Peninsula Road, and sloping down from those levels areas to Kingston Road (State Highway 6). At present the site is heavily vegetated, covered in a mass of mostly exotic vegetation including Gum, Sycamore, Sweet Briar, Gorse, Broom and some indigenous plants.
10. The landform towards the western corner of the site is generally flat in the vicinity of Peninsula Road, sloping gradually to the east. The landform directly west of Kingston road is mostly steep and heavily vegetated.
11. An informal carpark and track is established approximately 100 metres from the western end of the site, linking by walkway, Peninsula Rd and Kingston Road. The site is approximately 850 metres in length and approximately 120 metres in width, tapering done towards the eastern end of the site.
12. Directly east of the site is the development known as Lakes Edge, a completed residential development. No dwellings have been constructed on that land at the time of this report although I understand that title have recently been issued. Directly across Peninsula Road from the site is a undeveloped residential lot and another lot with a dwelling. To the west of that lot, and extending well above that lot, located central of the site, the land is zoned for low density residential development. This zoning continues around towards the western end of Kelvin Peninsula.
13. The new Kwarau Falls bridge is located to the east of the site. Currently in the construction phase (refer **Attachment photographs**), the new bridge is realigned to meet Kingston Road approximately 200 metres along the lower site edge from its western end. To that end the western end of the site, once the new bridge is completed, will no longer face on to State Highway 6 but will now adjoin a new walkway precinct, with walking connection to the historic Kwarau Falls bridge.

DESCRIPTION OF THE PROPOSAL

14. The proposal sought to rezone the site to allow for the development of a mix of housing densities together with the establishment of a landscape protection area / buffer. The proposal was described in my original evidence and is shown on **Attachment A**. The proposal could be summarised as such:
 - Two areas proposed for the purpose of housing one being 6800 m² in size and the other 1.55 ha in size.
 - The proposed zoning sought a mix of housing densities with smaller lots towards the western end (600-800m² in size) and larger lots at the eastern end between 800-1200m² in size.
 - 2 points of access from Peninsula Road, one to each housing area with a public walkway link to be established from Peninsula Road through the site to SH6, linking the

road with the pedestrian area being developed as part of the new Kawarau Bridge upgrade.

- A substantial landscape protection area to be retained for the purpose of mitigation and screening and the retention of the existing road corridor character of both Peninsula Road and the State Highway
- Design Controls in regards to the scale and appearance of dwellings, residential activities and landscape.

15. An indicative Outline Development Plan was attached to my evidence (**Attachment C**) showing a possible outcome for development. This indicated 8 residential lots on Area L1 and 10 residential lots in Area L2.

LANDSCAPE ASSESSMENT DISCUSSION

16. My landscape assessment, in my original evidence, acknowledged that the landscape is one in transition, with HDR and LDR zonings flanking the site and the new Kawarau Bridge currently under construction

17. I also described the visual amenity of the site in particular when viewed from existing residential areas east across then Kawarau River and from the State highway and concluded that the proposed development would not adversely affect the wider landscape amenity.

18. I also considered the views from Peninsular Road, dwellings and recommended a 10 metre buffer strip along the road edge and a 3 metre indigenous planted strip along within the lot boundaries My recommendations were put forward in order to preserve the 'gateway' location of this site to the Kelvin Heights residential areas. Similarly, the number of accesses to future dwellings from Peninsula Road was restricted to 2 points.

19. I considered views towards the site from the general Frankton Residential areas (refer my **Attachments E and F**) and, taking into account the size of land to be retained as a landscape protection buffer, and the proposed design controls, I considered that the visual amenity would remain largely intact.

20. To that end I considered that the proposed development on the site was appropriate and, given the substantial area of land to be retained as a landscape protection area, was a well-considered and appropriate 'bookend' to the existing character of the wider surrounding landscape. Within the site, the proposed design controls promoted a contiguous pattern of single level recessively coloured dwellings within a larger vegetated and protected landscape; an outcome that would protect the existing amenity of the landscape.

21. **Evidence Statement of Dr Marion Read:** I have read the statement of Dr Marion Read in her Sec 42a report I regards to this submission. In her submission Dr Read acknowledges that the rezoning of this land is considered appropriate. Dr Read however goes on to note (her para 11.7) : *In my opinion, the site could absorb both types of development and the decision as to which type of zoning to apply should be made on bases other than landscape considerations. I note that I do not support the limited LDR development proposed in the Baxter plan included in the submission, considering it to be an inefficient use of the site.*

22. My understanding of that statement by Dr Read is that the submission put forward by LINZ for this land may well have been cautious in its approach. Dr Read acknowledges that the site may not easily 'fit' the requirements of an ONL and, given the moderate natural character of the site and the zoning

that abuts the site, *the contribution it makes to the wider ONL of Peninsula Hill is limited*. To that end it may be appropriate to seek a wider MDR zoning over the land.

31. Taking the rest of her statement into account, I agree with that statement. I do however consider that there still may be justification from a landscape perspective to protect that steep escarpment adjoining the existing State Highway as a buffer to the State Highway however the areas submitted for housing could be extended. I would also consider that green space should be protected in the vicinity of the Peninsula Road / SH6 intersection, as a 'gateway' buffer to the entry to Kelvin Heights.

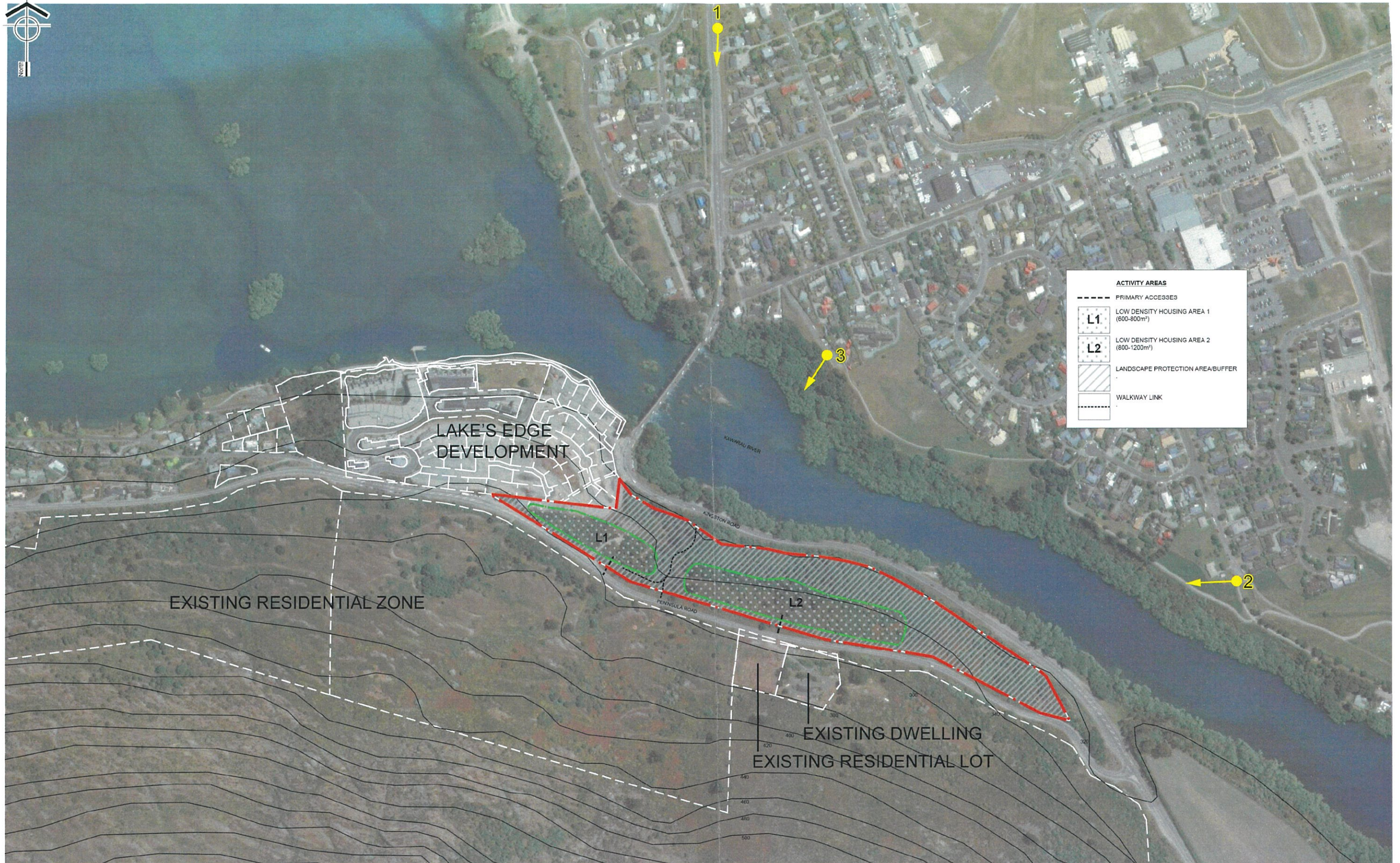
SUMMARY / CONCLUSION

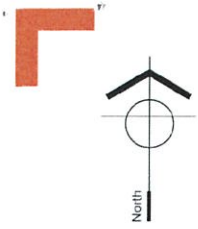
32. Following on then, from my assessment of the development potential of the site and the statements of Dr Read, I consider that there are fundamentals in regards to this site that I would recommend to the panel. They are:

- (a) This site, whilst being located between zoned and consented development, is nevertheless an important 'gateway' landscape to both Kelvin Heights and Frankton / Queenstown.
- (b) That there is an opportunity to increase the density and the extent of development area on the site above that submitted.
- (c) That should the panel see fit to recommend that the site is appropriate for future residential development, the 'edges' of the site could still have a contiguous landscape buffer. That buffer on the State Highway edge (north edge) would maintain the escarpment on the south side of the State Highway in a vegetated state, providing a frame of river and planting on the approaches to the bridge. Similarly, a small buffer (say 3.5 metres) could be accommodated on the Peninsula Road edge, in contiguous plantings, with 2-3 gaps for access to residential areas.

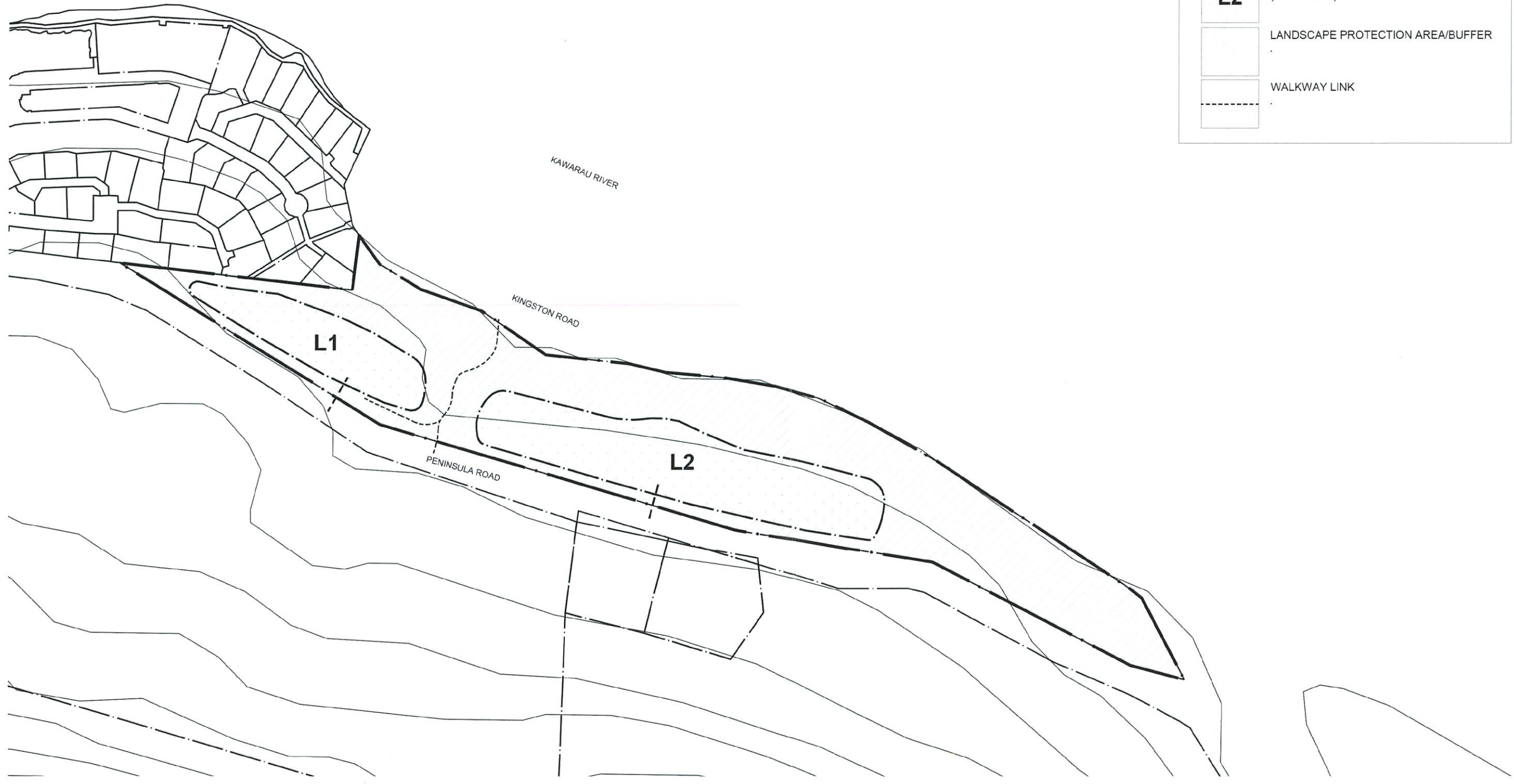
P J Baxter

24th August 2017





ACTIVITY AREAS	
---	PRIMARY ACCESSES
L1	LOW DENSITY HOUSING AREA 1 (600-800m ²)
L2	LOW DENSITY HOUSING AREA 2 (800-1200m ²)
	LANDSCAPE PROTECTION AREA/BUFFER
	WALKWAY LINK





LEGEND

-  Lots 1-19
(traditional housing lots 600 - 1200m2)
-  Landscape Protection Area/Buffer
-  Public & Shared Walkway
-  Shared Courtyard



PHOTO POINT 1 - STATE HIGHWAY 6





PHOTO POINT 2 - RIVERSIDE ROAD, SOUTH END



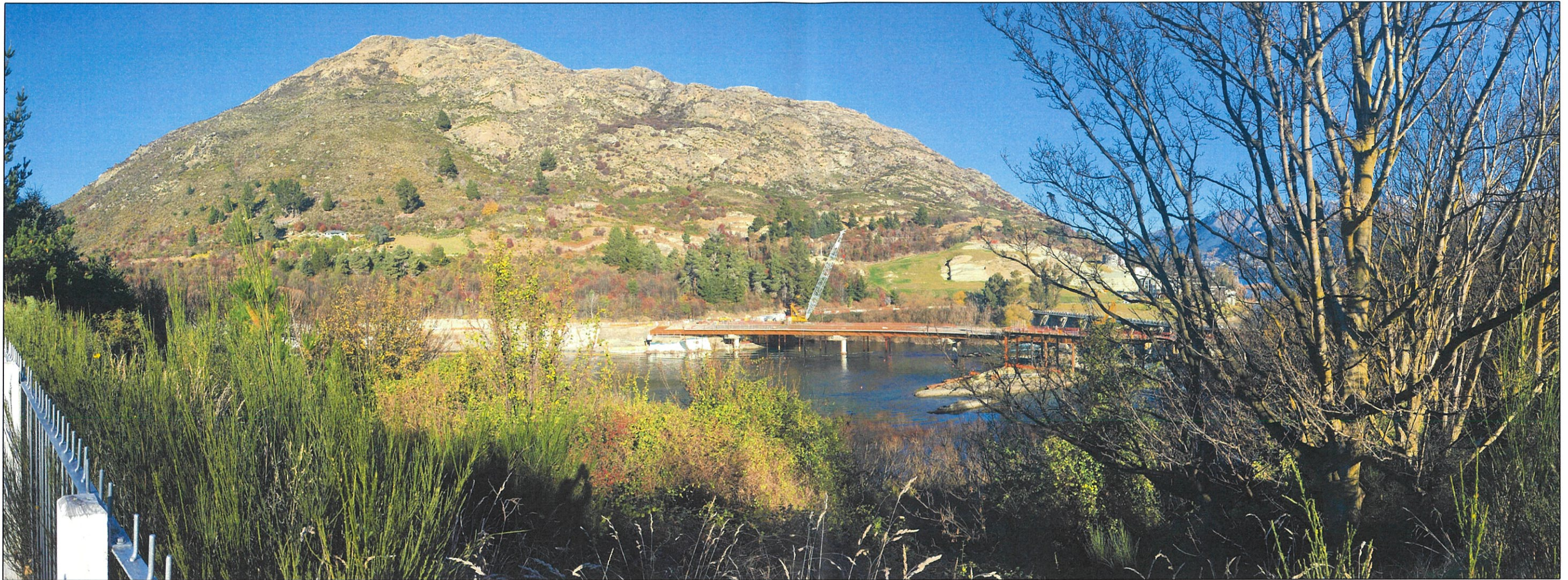


PHOTO POINT 3 - WALKWAY OFF ROBERTSON ST BY KINDERGARTEN



