

### 7.3 Landscape, amenity, views, and geotech issues

Consideration of the various landscape characteristics of the HDR zone helps to identify opportunities or constraints that may affect land use development trends and contribute to liveability. It is acknowledged that both residential and visitor accommodation activities have the same desire for good landscape amenity (e.g. views, sunlight) and as such these elements alone do not determine the appropriate location for activities.

The following information was mapped and considered:

- Shading/ aspect was compiled from 1 metre contours from the council's GIS where available and 20 metre contours elsewhere. The solar study was undertaken at 3 times of the day on 22 July 2007 (winter solstice - when the shortest number of hours of sunlight is recorded) using Bentley Microstation software. Further modelling was undertaken for Queenstown to determine what neighbourhoods achieved at least 3 hours of sunlight per day in winter.
- Topography / slope (flat, hilly, steep, or very steep) was compiled from 1 metre contours from the council's GIS where available and 20 metre contours elsewhere.
- Identification of areas of public open space, relating to council reserves and lake frontage.
- Visibility was determined by building up terrain from the contour data, 4-5 key points were selected by Boffa Miskell at 1.5 m above existing ground level. Although this determines the visibility of areas from these key points, it does not assist in terms of defining key views which are of value to both residential and visitor accommodation.
- Identification of areas where landslide hazards are known and therefore where development may be restrained, particularly in terms of excavation.

Access to sun is considered most important for residential development, as residents utilise sites throughout the year and are there permanently. Good access to sunlight during winter is defined as being at least 3 hours per day. "Good Solutions Guide to Apartments" North Shore City Council (2007) However, it is also recognised that while this is ideal it is not always achievable. While it is also considered that flatter areas would be best suited for residential activities again this is not always possible.

Access to views and open space are equally valued by residents and visitors alike and should not be restricted to either. Good access to open space is considered to be within 400 metres or a 5 minute walk, and comprises walking routes, reserves, sports fields, Queenstown Gardens, and lakeside access. Streams / ecological values are identified as being a potential constraint and opportunity, where public access could be improved and issues of safety and maintaining amenity would need to be managed.

In summary, the landscape assessment provides a context analysis of the urban areas and does not look at the finer grain to determine constraints of individual sites.

#### 7.3.1 Queenstown

Maps 10 and 11 (pages 55-56) identify the key landscape characteristics for Queenstown and Frankton Road, and demonstrate that the HDR zone encompasses a range of landscapes with some areas having flatter topography and better access to sunlight than others. There are a number of plateaus and valley formations which naturally lend more toward residential development.

Sunlight is restricted in parts of Queenstown and Frankton Road during winter due to the proximity of the steep mountains, and as such may best suit visitor accommodation activities. Most areas have access to at least 3 hours of sunlight per day. Activities located in areas of restricted sunlight need to address this constraint through good design including insulation.

Most areas have good access to some form of open space, be it a walking track (i.e. Frankton Track alongside the lake) or walking tracks in the scenic reserves on the lower mountain slopes. Horne Creek extending parallel with Gorge Road, and down through Queenstown Reserve into the Queenstown Gardens provides an opportunity for ecological and recreational enhancement. This natural asset may be best supported by visitor accommodation with the benefit of outlook and direct access providing increased on-site amenity.

Two key views are identified on Map 10, relating to the town centre. One is to the gondola, and the other is an opportunity to visually link the Mall through to Queenstown Hill by way of the only remaining street connection.

#### 7.3.2 Wanaka

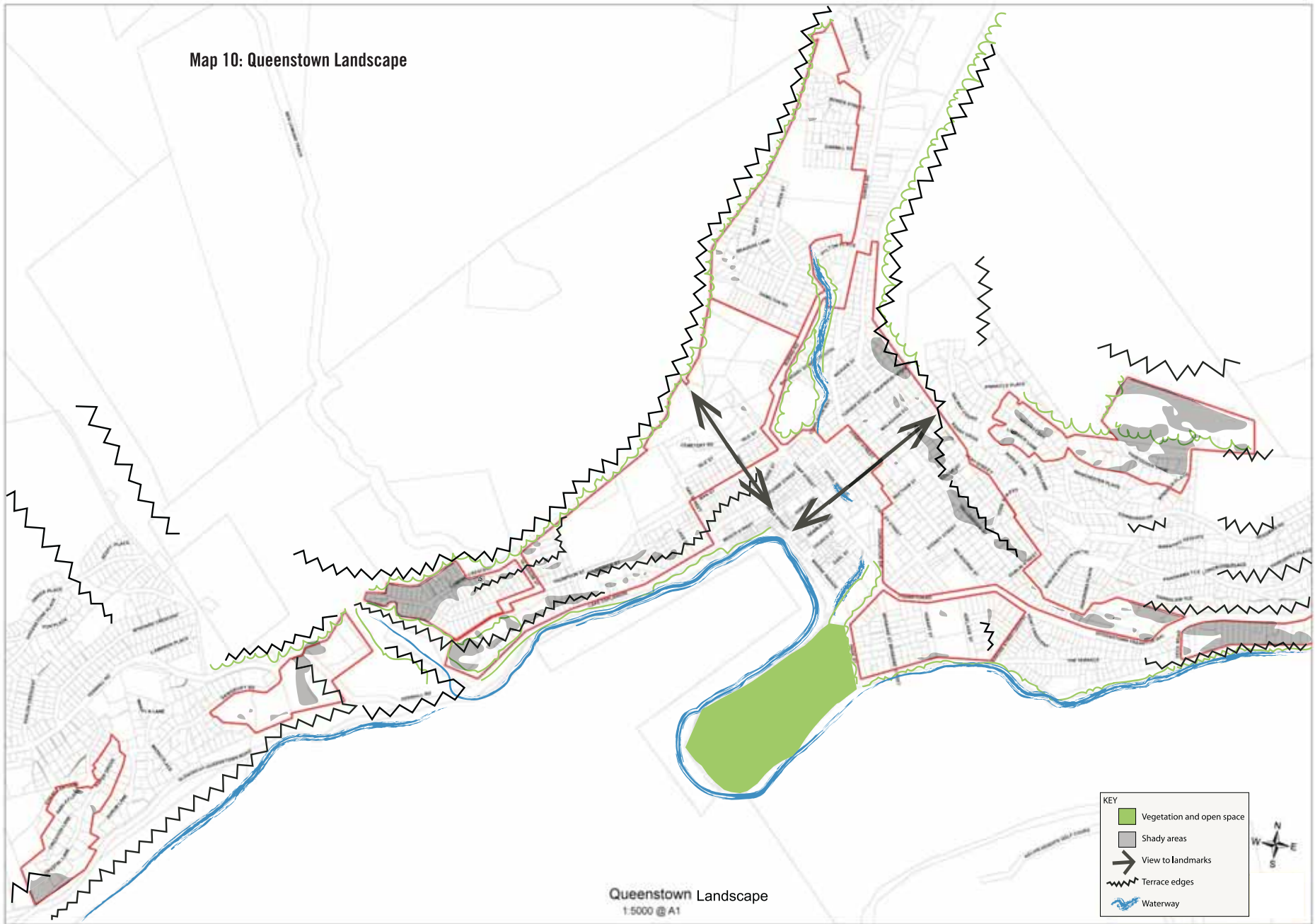
Map 12 (page 57) identifies the key landscape characteristics for Wanaka. Flat sites are available for residential development, with generally good access to sunlight (with some shaded areas around Lismore Road).

Wanaka has excellent access to open space, with most sites being able to access some form of open space within a 5 minute walk. The Memorial Site is identified as a key landmark that sits above the town centre at the bottom of Chalmers Street, and it is considered important to protect views to and from this site.

The terrace edge below Lakeside Road provides opportunities to offset height at the bottom of the ridge along Lakeside Road. This area is also identified as being unstable, along with the around surrounding Bullock Creek relating to the flow of ground water potentially constraining excavation. Therefore it may be more appropriate to locate less dense residential activities on these areas.

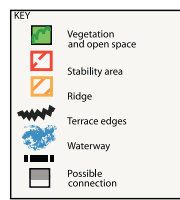
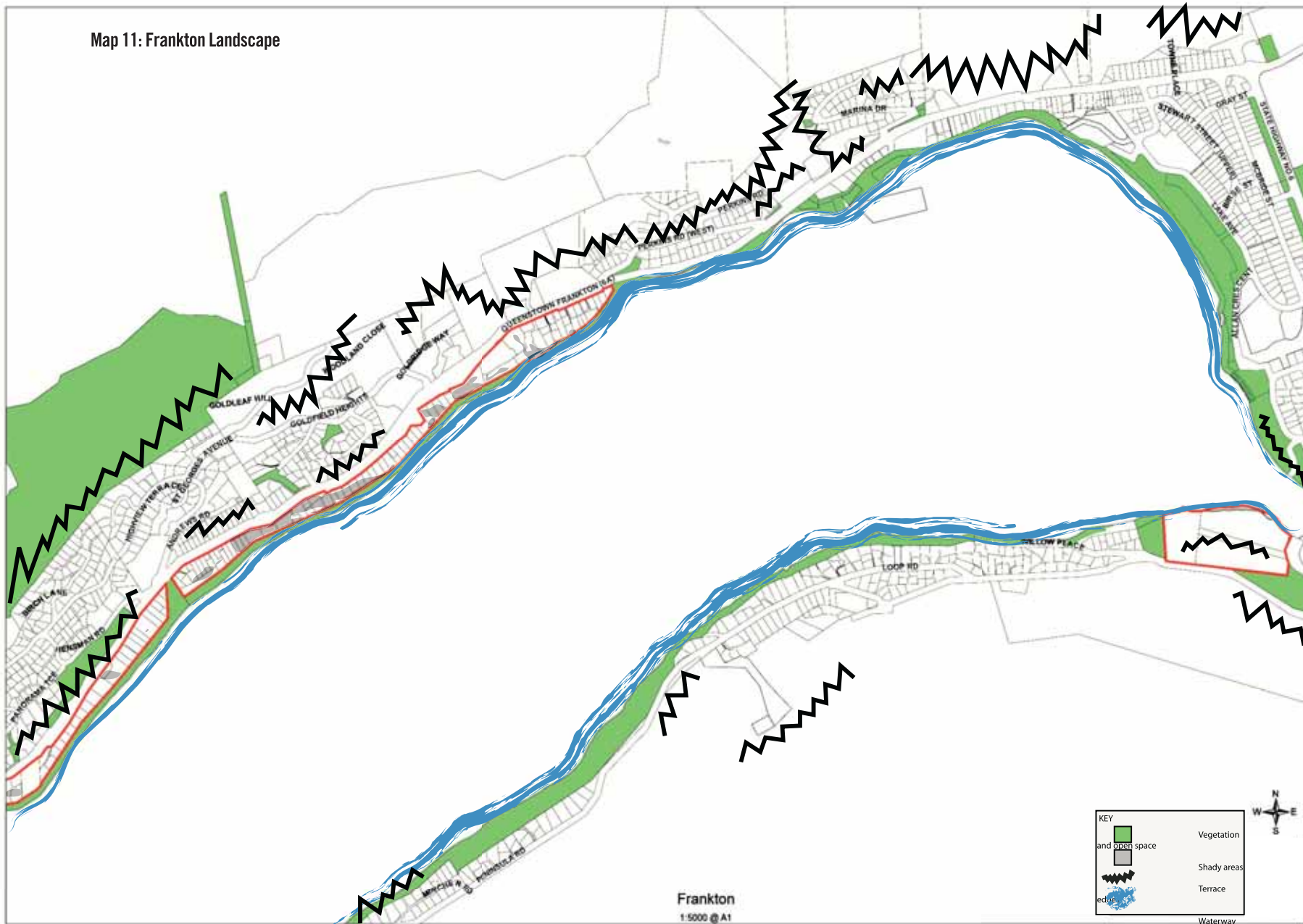


Map 10: Queenstown Landscape





Map 11: Frankton Landscape



Map 12: Wanaka Landscape

